



## Chelmsford Policy Board

6 November 2025

### Strategic Housing and Employment Land Availability Assessment (SHELAA) – Autumn 2025 Report

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#### Report by:

Director of Sustainable Communities

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#### Purpose

To inform the Board of the updated SHELAA Report covering the assessment that has taken place across Spring 2025 – Summer 2025 following the close of the consultation on the Chelmsford Local Plan Pre-Submission (Regulation 19) Document on the 18 March 2025.

#### Recommendations:

1. To note the Strategic Housing and Employment Land Availability Assessment (SHELAA) – Autumn 2025 Report and authorise publication
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#### 1. Introduction

- 1.1 The purpose of this report is to provide the Board with the latest assessment; the SHELAA Autumn 2025 Report – to note and approve for publication.
- 1.2 The SHELAA is routinely updated on an annual basis and at appropriate times during a Local Plan preparation period.

- 1.3 The SHELAA assesses on a high-level basis the likely development potential of sites submitted by landowners and developers.
- 1.4 It accords with paragraph 72 of the National Planning Policy Framework (NPPF) which requires Local Planning Authorities to have a clear understanding of the land within their administrative area that may be suitable, available and achievable for development over a timeframe of up to and over 5 years. From this, Local Planning Authorities, through the planning policies set out in their development plan, are required to identify a sufficient supply and mix of development sites.
- 1.5 The SHELAA provides a high-level profile of promoted sites. Criteria are developed from National and Local Plan policy and applied to assess sites. The assessment enables Officers to identify site characteristics, highlight site strengths and potential constraints, and establish a likeliness of developability or deliverability.
- 1.6 The SHELAA does not allocate sites for development.
- 1.7 To identify potential sites, the Council has issued 'calls for sites' at appropriate intervals during the review of the Local Plan. This current SHELAA has reviewed sites submitted between 20 June 2024 – 18 March 2025, the period between the end of the consultation on the Preferred Options Local Plan document and the close of the consultation on the Pre-Submission (Regulation 19) Document. Existing submissions have also been reviewed against some changes to the criteria, where mapping layers have been updated i.e. minerals and flood information and, in some cases, where representations to the Pre-Submission (Regulation 19) Document have highlighted errors or amendments.
- 1.8 The assessment considers the suitability, availability and achievability of each promoted site. A report of the outcomes is produced and when approved, published on our web page.

## 2. Purpose of the SHELAA

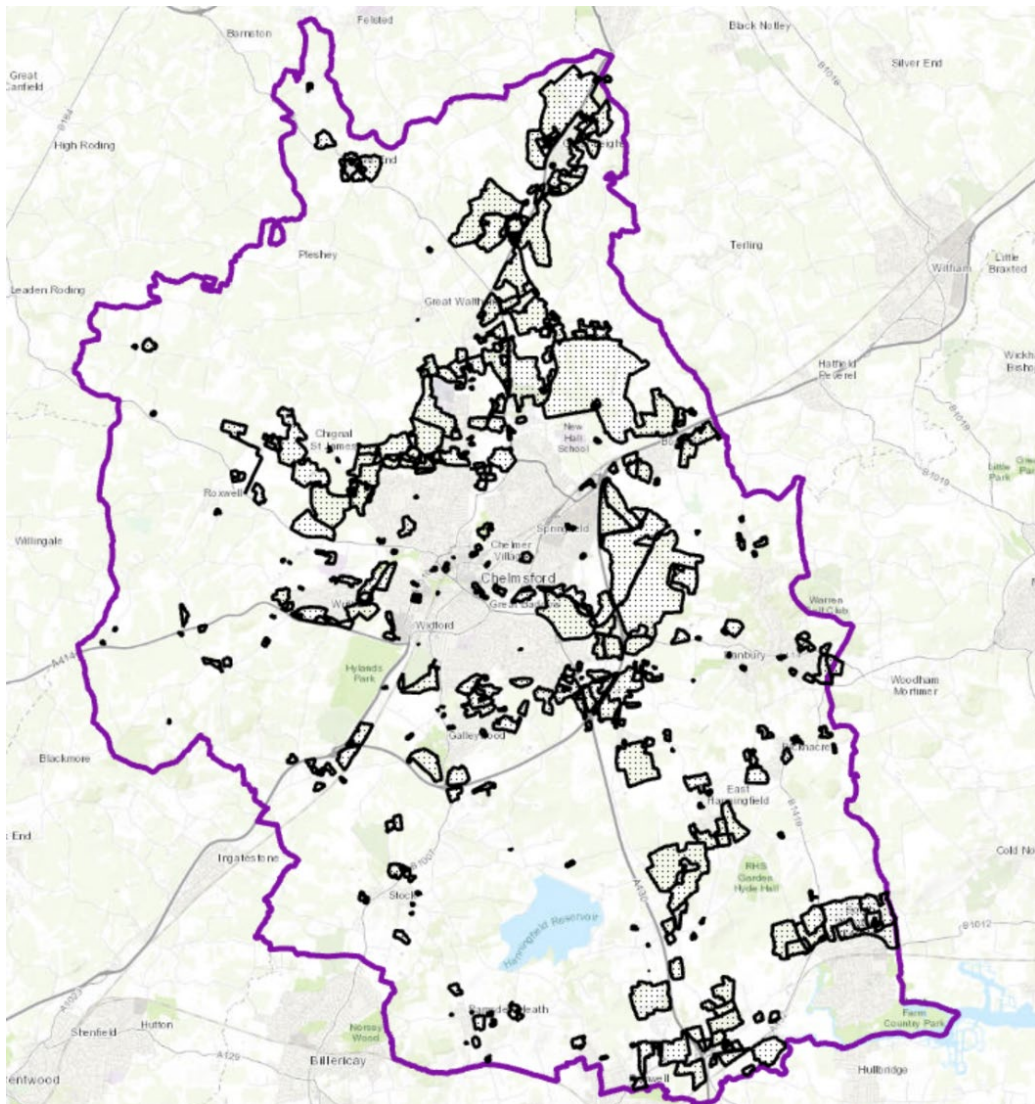
- 2.1 The national Housing and Economic Land Availability Assessment Planning Practice Guidance (PPG) recognises land availability assessments to be an important source of evidence to inform plan-making and decision-taking, and the identification of land supply.
- 2.2 The SHELAA serves as an evidence-based document to provide a high-level profile of sites promoted by developers and landowners: identifying a wide range of site characteristics; highlighting the strengths and constraints that sites may face in achieving the local authority requirements; and establishing the likelihood of site developability/deliverability.

- 2.3 As noted in paragraph 1.6 above, it is not the purpose of the SHELAA to allocate land for future development. The role of site allocation falls to the local plan, which allocates development sites. The role of the SHELAA, together with other evidence based documents, is to provide information on the range of sites which are available to meet the Council's requirements and inform decisions of where to allocate future development. The outcomes of these decisions are fed into the Local Plan.
- 2.4 In accordance with the PPG, Chelmsford's SHELAA is designed to:
- Identify sites and broad locations with potential for development;
  - Assess the development potential of a site; and
  - Assess the suitability of a site for development and the likelihood of development coming forward (the availability and achievability).
- 2.5 As part of this process the SHELAA assessment identifies any constraints in place that are preventing a site from being available. It also considers whether the proposed use is economically viable.
- 2.6 The Council has used the provisional findings from the SHELAA Autumn 2025 Report (see Appendix 1) to help guide the determination of which sites are proposed for allocation in the Focused Consultation Additional Sites (Regulation 19) Document.

### 3. Overview of the SHELAA Autumn 2025 Report

- 3.1 The latest SHELAA assessment has been carried out across Spring / Summer 2025. This assessment looked at a total of 398 unique sites within the Chelmsford administrative area. Of this, 394 of those sites comprised previously submitted sites and 3 amendments were received to them. 4 sites were new.
- 3.2 To avoid double counting, the site areas and yields of 75 sites were discounted from the calculations of available land. Of those 75 sites, 33 had either been allocated in the Local Plan or have an approved planning permission, whilst the remaining 42 sites lie wholly within another SHELAA submission.

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



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

3.5 All sites were reassessed in relation to minerals and waste constraints and impact on flood risk, as mapping layers for both criteria have been updated since the last assessment.

3.6 The Council also received 25 representations to the Chelmsford Local Plan Pre-Submission (Regulation 19) Document that included references to and critiques on the 2024 SHELAA outputs. These are details in full in Appendix 2 along with the Council's response. Where the Council response results in

amendments to a site assessment, this change has been incorporated in the 2025 SHELAA.

- 3.7 The SHELAA Autumn 2025 Report (Appendix 1) that has been produced is a comprehensive document detailing the assessment process and outcomes.
- 3.8 A full breakdown of the assessment statistics is featured in the SHELAA Assessment Statistics Document.
- 3.9 A summary of the statistics is shown in the table below. The first table shows how the site areas are broken down by proposed use. The second table shows how the site areas and indicative yields are broken down by RAG rating categories.

*Table 1*

| <b>Proposed Use</b>         | <b>Number of Sites</b> | <b>Site Area (ha)</b> |
|-----------------------------|------------------------|-----------------------|
| Residential                 | 258                    | 1,523.341             |
| Residential – G&T           | 5                      | 2.37                  |
| Residential – Older Persons | 3                      | 8.61                  |
| Residential - Other         | 1                      | 0.8                   |
| Employment                  | 19                     | 278.753               |
| Retail                      | 0                      | 0                     |
| Community Facility          | 4                      | 113.085               |
| Renewable Power Generation  | 0                      | 0                     |
| Mixed Use                   | 33                     | 1,632.686             |
| <b>TOTAL</b>                | <b>323</b>             | <b>3,559.645</b>      |

*Table 2*

| <b>Category</b> | <b>Number of Sites</b> | <b>Site Area (ha)</b> | <b>Yield (dwellings)</b> |
|-----------------|------------------------|-----------------------|--------------------------|
| Green           | 25                     | 191.046               | 2,746                    |
| Yellow          | 14                     | 280.658               | 1,974                    |
| Amber           | 168                    | 2,180.504             | 30,515                   |
| Red             | 116                    | 907.437               | 14,159                   |
| <b>TOTAL</b>    | <b>323</b>             | <b>3,559.645</b>      | <b>49,394</b>            |

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

## 4. Conclusion

- 4.1 The SHELAA Autumn 2025 Report is an evidence base document which is routinely updated. It covers the latest assessment of sites promoted to us. In accordance with NPPF and PPG requirements, sites have been assessed against a range of Suitability, Availability and Achievability criteria accounting for national and local planning policies to gauge potential for development.
- 4.2 Findings of the SHELAA Autumn 2025 Report; together with findings from numerous other evidence base documents, will help guide the determination of which sites are promoted for allocation in the Local Plan Review to ensure an appropriate land supply is identified to meet need across the Local Plan period.
- 4.3 It is recommended that the Board confirm they have noted the content of the SHELAA Autumn 2025 Report and authorise its publication on the Council's SHELAA webpage.

### List of appendices:

Appendix 1 – SHELAA Autumn 2025 Report

Appendix 2 – Pre-Submission (Regulation 19) SHELAA consultation comments / response

### Background papers:

National Planning Policy Framework (2024)

Housing and Employment Land Availability Assessment PPG

Chelmsford Local Plan (2020)

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## Corporate Implications

### Legal/Constitutional:

N/A

### Financial:

N/A

### Potential impact on climate change and the environment:

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

Contribution toward achieving a net zero carbon position by 2030:

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

Personnel:

N/A

Risk Management:

N/A

Equality and Diversity:

N/A

Health and Safety:

N/A

Digital:

N/A

Other:

N/A

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**Relevant Policies and Strategies:**

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

Chelmsford Local Plan 2013-2036, 2020

Our Chelmsford, Our Plan

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# **Strategic Housing and Employment Land Availability Assessment (SHELAA) Autumn 2025**

Part 1 of 9  
Non-Technical Summary

November 2025



## **NON-TECHNICAL SUMMARY**

## Introduction

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

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

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

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

## Policy Background

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

The main role of the SHELAA is to:

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

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

The SHELAA can include:

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

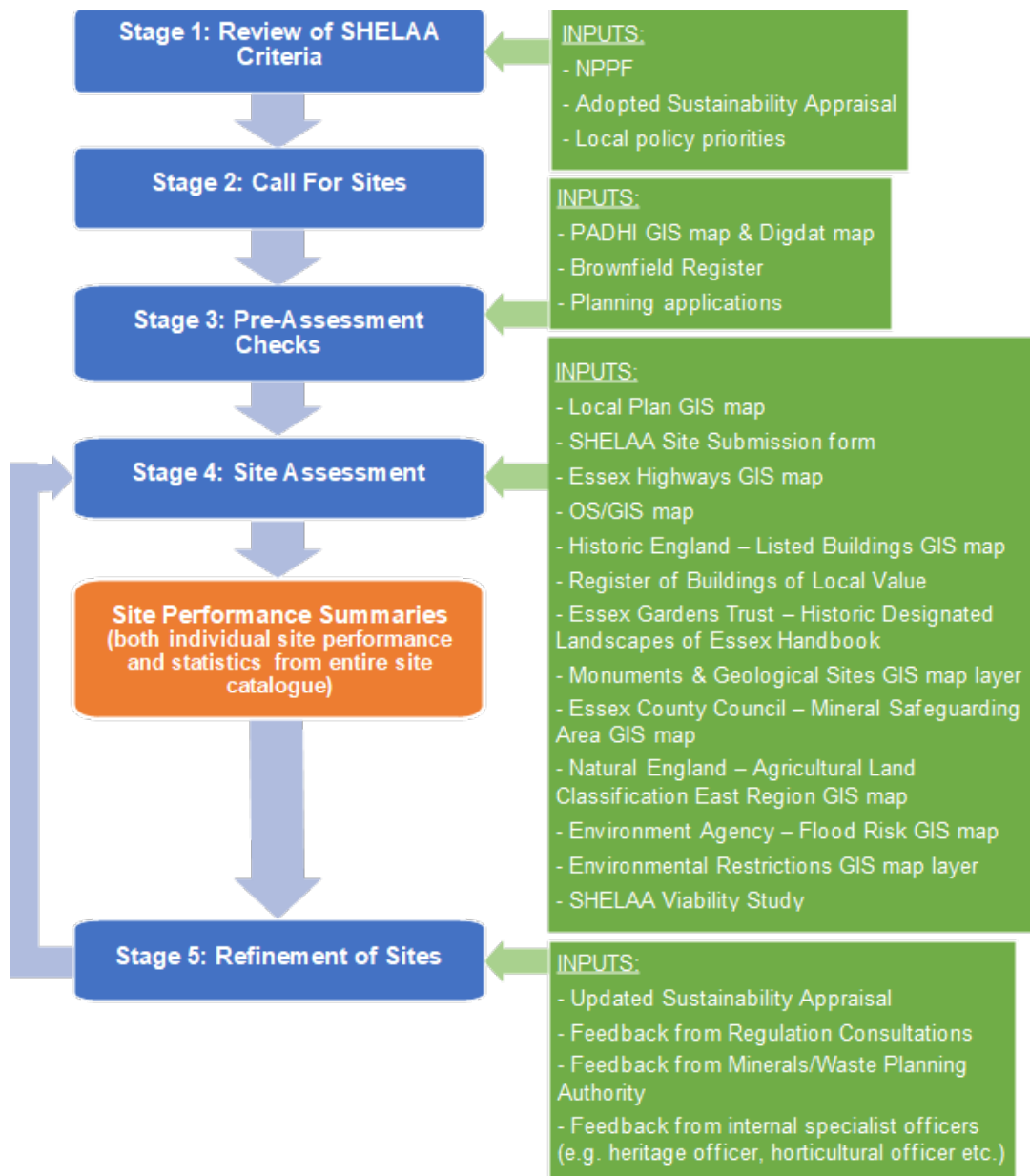
Members of the public, site owners, developers and interested parties can submit sites that have potential for new development to the Council for consideration for allocation as part of the local plan. This process is known as 'Call for Sites'.

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

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

## Methodology

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



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

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

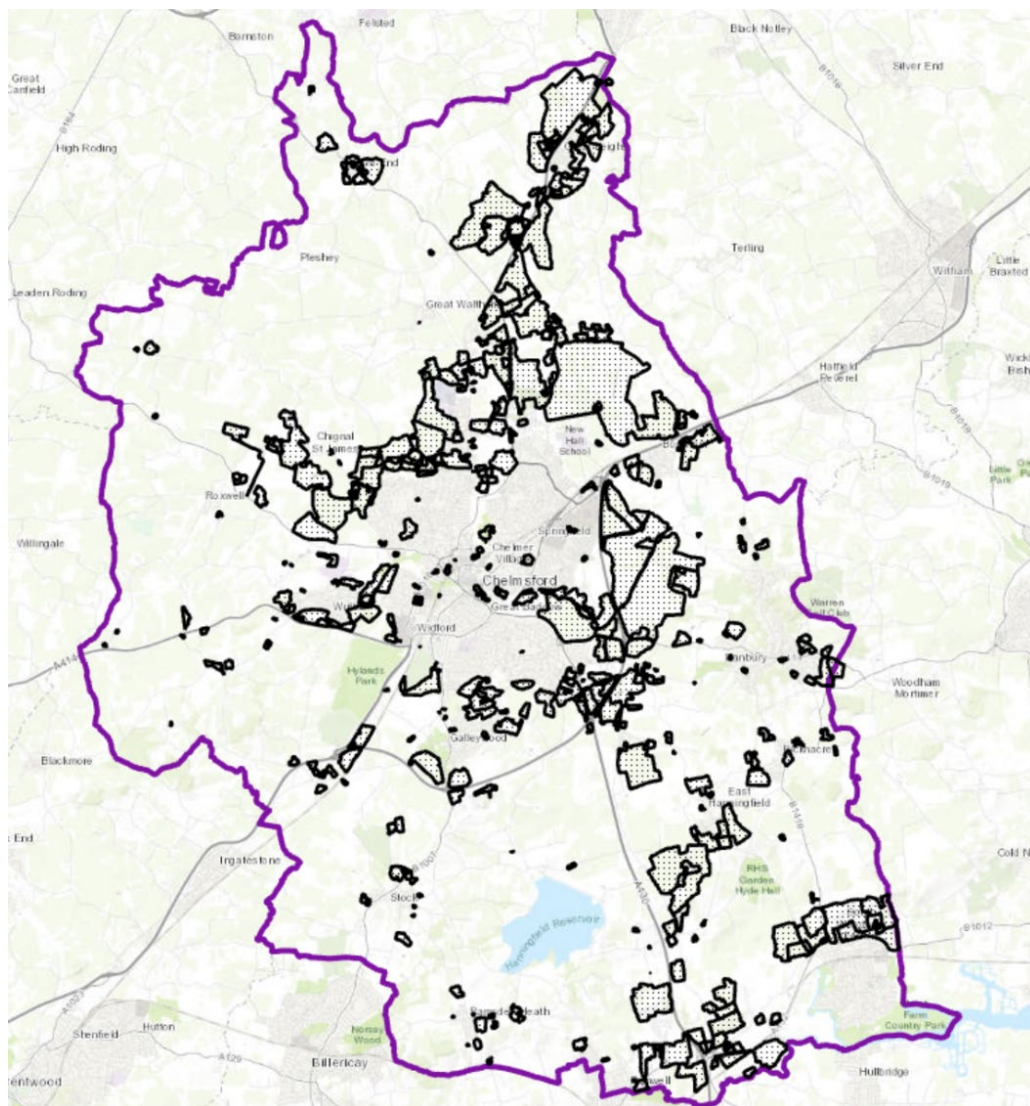
The sites are RAG (Red, Amber, Yellow, Green) rated according to their assessment scores and their compliance with national and local policy. The scores are published on the Site Performance Summaries, accompanied by GIS mapping.

The RAG rating is shown below:

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

## SHELAA 2024 Assessment

The 2025 SHELAA assessed a total of 398 sites. The locations of the sites are shown on the map below:



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

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

To avoid double counting, we do not include any sites already identified within the Council's 5-year housing supply, Housing Site Schedule or sites that lie within other SHELAA sites. This year, out of 398 sites, 75 sites were removed from the SHELAA to prevent double counting.

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

| <b>Proposed Use</b>         | <b>Number of Sites</b> | <b>Site Area (ha)</b> |
|-----------------------------|------------------------|-----------------------|
| Residential                 | 258                    | 1523.341              |
| Residential – G&T           | 5                      | 2.37                  |
| Residential – Older Persons | 3                      | 8.61                  |
| Residential - Other         | 1                      | 0.8                   |
| Employment                  | 19                     | 278.753               |
| Retail                      | 0                      | 0                     |
| Community Facility          | 4                      | 113.085               |
| Renewable Power Generation  | 0                      | 0                     |
| Mixed Use                   | 33                     | 1632.686              |
| <b>TOTAL</b>                | <b>323</b>             | <b>3,559.645</b>      |

| <b>Category</b> | <b>Number of Sites</b> | <b>Site Area (ha)</b> | <b>Yield (dwellings)</b> |
|-----------------|------------------------|-----------------------|--------------------------|
| <b>Green</b>    | 25                     | 191.046               | 2746                     |
| <b>Yellow</b>   | 14                     | 280.658               | 1974                     |
| <b>Amber</b>    | 168                    | 2180.504              | 30515                    |
| <b>Red</b>      | 116                    | 907.437               | 14159                    |
| <b>TOTAL</b>    | <b>323</b>             | <b>3,559.645</b>      | <b>49,394</b>            |

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

## Conclusions

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

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



# **Strategic Housing and Employment Land Availability Assessment (SHELAA) Autumn 2025**

Part 2 of 9  
Assessment Statistics

November 2025



## **SHELAA 2025 ASSESSMENT STATISTICS**

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

### **Limitations of the statistics**

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

### **Outputs: 2025 Assessment**

7. The 2025 SHELAA assessed a total of 398 sites, of which 75 sites have been discounted from the calculations of available land below. Of these 75 sites, 33 have either been allocated within the Local Plan or have an approved planning permission, whilst the remaining 42 lie wholly within another SHELAA submission. As stated above, these sites areas and indicative yields have been discounted to avoid, potentially significant, double counting. Tables 1 and 2 below provide details of these 75 sites:

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

| <b>Site Reference</b> | <b>Site Address</b>                                                                                   | <b>Permitted Planning Reference</b> | <b>Site Area (ha)</b> | <b>Yield</b> | <b>RAG Rating</b> | <b>PDL / GF</b> |
|-----------------------|-------------------------------------------------------------------------------------------------------|-------------------------------------|-----------------------|--------------|-------------------|-----------------|
| CFS19                 | Land Adjacent The Gables, Banters Lane, Great Leighs                                                  | Forms part of allocation SGS7c      | 0.64                  | 12           | Amber             | GF              |
| CFS44                 | Land North of Cranham Road, Little Waltham                                                            | 21/00450/REM                        | 9.73                  | 0            | Amber             | GF              |
| CFS79                 | Montpelier Farm, Blasford Hill, Little Waltham                                                        | Forms part of allocation SGS8       | 12.25                 | 210          | Yellow            | GF              |
| CFS94                 | Land South East of Little Waltham, East and West of Essex Regiment Way, Little Waltham and Broomfield | Forms part of allocation SGS6       | 154.3                 | 2,160        | Amber             | GF              |
| CFS101                | Land North West of Park and Ride Terminus, Woodhill Road, Sandon                                      | Forms part of allocation SGS3       | 13.44                 | 230          | Amber             | GF              |
| CFS139                | Boreham Airfield, Waltham Road, Boreham                                                               | Forms part of allocation SGS6       | 474.736               | 6,646        | Yellow            | GF              |
| CFS162                | Land Adjacent to Sandpit Cottage, Holybread Lane, Little Baddow                                       | 22/00945/FUL                        | 1.4                   | 27           | Amber             | GF              |
| CFS181                | Land North and South of Brick Barns Farm                                                              | Forms part of allocation SGS8       | 156.508               | 2,191        | Yellow            | GF              |
| CFS189                | Land North West of Montpelier Villa, Main Road, Little Waltham                                        | Forms part of allocation SGS8       | 0.39                  | 12           | Green             | GF              |
| CFS199                | Land at Sturgeons Farm, Cow Watering Lane, Writtle                                                    | Forms part of allocation SPA6       | 0.69                  | 0            | Red               | GF              |
| CFS203                | Countryside Skills Centre, Cow Watering Lane, Writtle                                                 | Forms part of allocation SPA6       | 6.57                  | 113          | Red               | GF              |

| <b>Site Reference</b> | <b>Site Address</b>                                           | <b>Permitted Planning Reference</b> | <b>Site Area (ha)</b> | <b>Yield</b> | <b>RAG Rating</b> | <b>PDL / GF</b> |
|-----------------------|---------------------------------------------------------------|-------------------------------------|-----------------------|--------------|-------------------|-----------------|
| CFS204                | Chelmsford City Racecourse, Great Leighs Bypass, Great Leighs | Forms part of allocation SGS7       | 158.5                 | 1,942        | Red               | GF              |
| CFS208                | Land at Manor Farm, Sandford Mill Lane, Great Baddow          | Forms part of allocation SGS3a      | 90.531                | 1,109        | Amber             | GF              |
| CFS241                | Civic Centre Land Site, Duke Street                           | Forms part of allocation SGS1e      | 1.926                 | 197          | Amber             | PDL             |
| CFS255                | Brand and Howes Ltd, 47 Baddow Road                           | Forms part of allocation CW1d       | 0.09                  | 3            | Yellow            | PDL             |
| CFS256                | Garages rear of 44 St Nazaire Road                            | Forms part of allocation GSP1r      | 0.24                  | 16           | Green             | PDL             |
| CFS257                | Garages rear of 27 Medway Close                               | Forms part of allocation GSP1s      | 1.28                  | 25           | Green             | GF              |
| CFS260                | Land North of Galleywood Reservoir, Beehive Lane, Galleywood  | Forms part of allocation GSP4       | 0.78                  | 26           | Green             | PDL             |
| CFS261                | Sandford Mill Water Works, Sandford Mill, Springfield         | Forms part of allocation SPA5       | 7.4                   | 663          | Amber             | PDL             |
| CFS262                | Land North West of Lockside Marina, Hill Road South           | Forms part of allocation CW1e       | 1.8                   | 184          | Amber             | PDL             |
| CFS263                | Baddow Road Car Park, Baddow Road                             | Forms part of allocation CW1d       | 0.88                  | 56           | Yellow            | PDL             |
| CFS266                | Waterhouse Lane Depot and Nursery Waterhouse Lane             | Forms part of allocation GS1n       | 0.84                  | 54           | Yellow            | PDL             |
| CFS276                | Former St Peters College, Fox Crescent                        | Forms part of allocation SGS1b      | 11.19                 | 192          | Green             | GF              |

| <b>Site Reference</b> | <b>Site Address</b>                                                                      | <b>Permitted Planning Reference</b> | <b>Site Area (ha)</b> | <b>Yield</b> | <b>RAG Rating</b> | <b>PDL / GF</b> |
|-----------------------|------------------------------------------------------------------------------------------|-------------------------------------|-----------------------|--------------|-------------------|-----------------|
| CFS280                | Land South East of Ilgars Farm Cottages and North of Burnham Road, South Woodham Ferrers | Forms part of allocation SGS10      | 21.753                | 373          | Green             | GF              |
| CFS282                | Land North of South Woodham Ferrers                                                      | Forms part of allocation SGS10      | 133.658               | 1,637        | Yellow            | GF              |
| 15SLAA1               | Land North Of Woodhouse Lodge, Woodhouse Lane, Little Waltham                            | Forms part of allocation SGS8       | 28.21                 | 484          | Yellow            | GF              |
| 15SLAA23              | Land North East Of Telephone Exchange, Burnham Road, South Woodham Ferrers               | Forms part of allocation SGS10      | 44.53                 | 709          | Green             | GF              |
| 15SLAA25              | Land North West Of Woodlands And Rose Marie, Banters Lane, Great Leighs                  | Forms part of allocation SGS7       | 1.44                  | 32           | Amber             | GF              |
| 15SLAA39              | Dowsett Farm, Dowsett Lane, Ramsden Heath, Billericay                                    | 21/00449/FUL                        | 5.34                  | 92           | Red               | GF              |
| 15SLAA43              | 7 St Giles, Moor Hall Lane, Bicknacre                                                    | Forms part of allocation GSP12      | 7.56                  | 130          | Amber             | GF              |
| 17SLAA1               | Storage Adjacent to Pond View, Banters Lane, Great Leighs                                | 21/00880/FUL                        | 0.34                  | 10           | Amber             | GF              |
| 17SLAA11              | Land North Of Cranham Road, Little Waltham                                               | 21/00450/REM                        | 8.49                  | 0            | Amber             | GF              |
| 21SHELAA71            | Street Record Can Bridge Way, Chelmsford                                                 | Forms part of allocation CW1b       | 3.29                  | 295          | Amber             | PDL             |

**Table 2:** Site submissions that wholly lie within another submission

| <b>Site Reference</b> | <b>Site Address</b>                                                                          | <b>Site lies within</b> | <b>Site Area (ha)</b> | <b>Yield</b> | <b>RAG Rating</b> | <b>PDL / GF</b> |
|-----------------------|----------------------------------------------------------------------------------------------|-------------------------|-----------------------|--------------|-------------------|-----------------|
| CFS56                 | Land North of Mill Lane East of Barley Mead and South of Maldon Road, Danbury                | 15SLAA45                | 13.68                 | 235          | Amber             | GF              |
| CFS78                 | Staceys, School Lane, Broomfield                                                             | CFS181                  | 48.79                 | 777          | Amber             | GF              |
| CFS113                | Land North East of Skeggs Farm, Chelmsford Road, Writtle                                     | 17SLAA13, 21SHLEAA98    | 16.47                 | 282          | Red               | GF              |
| CFS122                | Land Northwest of Wheelers Hill Roundabout, Wheelers Hill, Little Waltham                    | CFS94                   | 9.21                  | 158          | Amber             | GF              |
| CFS123                | Land South East of Little Belsteads, Back Lane, Little Waltham                               | CFS94                   | 2.15                  | 42           | Amber             | GF              |
| CFS124                | Land Opposite Mid Essex Gravel Pits Ltd, Essex Regiment Way, Little Waltham                  | CFS94                   | 7.2                   | 123          | Amber             | GF              |
| CFS138                | Land East of Hallfield House, Back Lane, Little Waltham                                      | CFS94                   | 3.28                  | 64           | Amber             | GF              |
| CFS187                | Land North South East and West of Pontlands Park Hotel, West Hanningfield Road, Great Baddow | CFS73                   | 29.365                | 360          | Red               | GF              |
| CFS191                | Land West of 129 Watchouse Road, Galleywood                                                  | 21SHELAA74              | 14.52                 | 249          | Red               | GF              |
| CFS211                | Campions Farm, Gutters Lane, Broomfield, Chelmsford                                          | CFS212                  | 2.49                  | 49           | Amber             | GF              |

| <b>Site Reference</b> | <b>Site Address</b>                                                    | <b>Site lies within</b> | <b>Site Area (ha)</b> | <b>Yield</b> | <b>RAG Rating</b> | <b>PDL / GF</b> |
|-----------------------|------------------------------------------------------------------------|-------------------------|-----------------------|--------------|-------------------|-----------------|
| CFS232                | Land North East of Meadow Road, Rettendon                              | 15SLAA40                | 17                    | 292          | Amber             | GF              |
| CFS268                | Land between Highview and High House Farm, Woodham Road, Battlesbridge | CFS269, CFS270          | 2.27                  | 44           | Red               | GF              |
| CFS269                | Land between Highview and High House Farm, Woodham Road, Battlesbridge | CFS270                  | 4.2                   | 72           | Red               | GF              |
| CFS271                | Land between Highview and High House Farm, Woodham Road, Battlesbridge | CFS268, CFS269, CFS270  | 1.04                  | 20           | Red               | GF              |
| 15SLAA41              | The Island Car Park, High Bridge Road, Chelmsford                      | 21SHELAA71              | 0.74                  | 47           | Amber             | PDL             |
| 15SLAA47              | Sports Centre, Partridge Green, Broomfield                             | CFS181                  | 12.72                 | 218          | Amber             | GF              |
| 15SLAA48              | Land South Of Rough Hill Complex, The Tye, East Hanningfield           | CFS130                  | 8.93                  | 153          | Amber             | GF              |
| 17SLAA13              | Land North East Of Skeggs Farm, Chelmsford Road, Writtle               | CFS129                  | 90.15                 | 1,104        | Red               | GF              |
| 17SLAA14              | Land South West Of Sunnyfields School, School Lane, Great Leighs       | 21SHELAA72              | 6.66                  | 114          | Amber             | GF              |
| 17SLAA18              | Lathcoats Farm Shop, Beehive Lane, Great Baddow                        | CFS63                   | 15.29                 | 262          | Red               | GF              |

| <b>Site Reference</b> | <b>Site Address</b>                                                                  | <b>Site lies within</b> | <b>Site Area (ha)</b> | <b>Yield</b> | <b>RAG Rating</b> | <b>PDL / GF</b> |
|-----------------------|--------------------------------------------------------------------------------------|-------------------------|-----------------------|--------------|-------------------|-----------------|
| 17SLAA25              | Land South East Of Main Road, Great Leighs                                           | CFS119                  | 1.48                  | 0            | Amber             | GF              |
| 17SLAA26              | Land East Of The Crescent, Little Leighs                                             | CFS119                  | 3.88                  | 0            | Amber             | GF              |
| 17SLAA30              | Land North Of Communication Station At Bushy Hill, Edwins Hall Road, Woodham Ferrers | CFS282                  | 36.74                 | 585          | Amber             | GF              |
| 18SLAA3               | Pondside Nursery And Yard, Chatham Green, Little Waltham                             | CFS27                   | 0.32                  | 13           | Amber             | PDL             |
| 18SLAA6               | Poolman Ltd, Bakers Lane, West Hanningfield                                          | 18SLAA5                 | 0.2                   | 6            | Red               | GF              |
| 18SLAA8               | Land North Of Oat Leys, Broomfield                                                   | 21SHELAA101             | 1.92                  | 43           | Yellow            | GF              |
| 18SLAA9               | Land South Of Mashbury Road, Chignal                                                 | CFS182                  | 4.67                  | 80           | Amber             | GF              |
| 18SLAA11              | Land South West Of Broomfield Place, Main Road, Broomfield                           | 21SHELAA101             | 19.51                 | 335          | Green             | GF              |
| 18SLAA17              | Land North Of The A12 East Of Southend Road, Great Baddow                            | CFS73, 21SHELAA68       | 11.034                | 189          | Amber             | GF              |
| 19SHELAA7             | Creeds Farm, School Lane, Great Leighs                                               | 21SHELAA72              | 3.37                  | 66           | Amber             | GF              |
| 19SHELAA12            | Land South West Of Warehouse, Highwood Road, Highwood                                | CFS14                   | 1.07                  | 0            | Red               | GF              |
| 20SHELAA3             | Land At Ilgars Farm, West Of Willow Grove, South Woodham Ferrers                     | 21SHELAA4               | 14.44                 | 248          | Green             | GF              |



| <b>Site Reference</b> | <b>Site Address</b>                                                                          | <b>Site lies within</b> | <b>Site Area (ha)</b> | <b>Yield</b> | <b>RAG Rating</b> | <b>PDL / GF</b> |
|-----------------------|----------------------------------------------------------------------------------------------|-------------------------|-----------------------|--------------|-------------------|-----------------|
| 21SHELAA80            | Land Between Back Lane And Essex Regiment Way, Little Waltham                                | CFS94                   | 3.18                  | 0            | Red               | GF              |
| 21SHELAA91            | Land Adjacent The Fox And Raven, Chelmer Village Way, Springfield                            | 21SHELAA92, CFS196      | 1.64                  | 37           | Red               | GF              |
| 21SHELAA92            | Site Huts, Chelmer Viaduct Development Site, Chelmer Road                                    | CFS196                  | 10.944                | 188          | Amber             | GF              |
| 21SHELAA93            | Land South West Of Pease Hall, Sandford Mill Road, Springfield                               | CFS197                  | 20.406                | 350          | Amber             | GF              |
| 21SHELAA95            | Land North West Of Hareswood, Elm Green Lane, Danbury                                        | 18SLAA4                 | 1.25                  | 24           | Red               | GF              |
| 21SHELAA96            | Land At Boreham Interchange, Colchester Road, Boreham                                        | CFS54                   | 48.689                | 0            | Yellow            | GF              |
| 21SHELAA97            | Land Southeast And West Of Garage Block, Hunts Close, Writtle                                | CFS129                  | 52.7                  | 839          | Red               | GF              |
| 21SHELAA99            | Land North South East And West Of Pontlands Park Hotel, West Hanningfield Road, Great Baddow | CFS187, CFS74           | 21.81                 | 374          | Red               | GF              |
| 21SHELAA100           | Land South West Of 2 Scotts Green, Hollow Lane, Broomfield                                   | 18SLAA7, CFS156         | 12.63                 | 217          | Yellow            | GF              |
| 24SHELAA4             | Land West Of Runwell Hall Farm Hoe Lane Rettendon Chelmsford Essex                           | CFS205                  | 2.2                   | 0            | Red               | GF              |

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

**Table 3:** Figures discounted from the SHELAA outputs

|               | Previously Developed Land |               |                   | Greenfield |                |                   | Yield Total   |
|---------------|---------------------------|---------------|-------------------|------------|----------------|-------------------|---------------|
|               | No. Sites                 | Area (ha)     | Yield (dwellings) | No. Sites  | Area (ha)      | Yield (dwellings) |               |
| <b>Green</b>  | 2                         | 1.02          | 42                | 7          | 113.093        | 1894              | 1936          |
| <b>Yellow</b> | 3                         | 1.81          | 113               | 8          | 868.601        | 11428             | 11541         |
| <b>Amber</b>  | 6                         | 15.476        | 1399              | 29         | 512.505        | 7393              | 8792          |
| <b>Red</b>    | 0                         | 0             | 0                 | 20         | 428.455        | 5820              | 5820          |
| <b>TOTAL</b>  | <b>11</b>                 | <b>18.306</b> | <b>1,554</b>      | <b>64</b>  | <b>1922.65</b> | <b>26,535</b>     | <b>28,089</b> |

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

**Table 4:** Proposed Uses

| Proposed Use                | Number of Sites | Site Area (ha)   |
|-----------------------------|-----------------|------------------|
| Residential                 | 258             | 1523.341         |
| Residential – G&T           | 5               | 2.37             |
| Residential – Older Persons | 3               | 8.61             |
| Residential - Other         | 1               | 0.8              |
| Employment                  | 19              | 278.753          |
| Retail                      | 0               | 0                |
| Community Facility          | 4               | 113.085          |
| Renewable Power Generation  | 0               | 0                |
| Mixed Use                   | 33              | 1632.686         |
| <b>TOTAL</b>                | <b>323</b>      | <b>3,559.645</b> |

**Table 5:** Contribution to housing by Category

| Category      | Number of Sites | Site Area (ha)   | Yield (dwellings) |
|---------------|-----------------|------------------|-------------------|
| <b>Green</b>  | 25              | 191.046          | 2,746             |
| <b>Yellow</b> | 14              | 280.658          | 1,974             |
| <b>Amber</b>  | 168             | 2,180.504        | 30,515            |
| <b>Red</b>    | 116             | 907.437          | 14,159            |
| <b>TOTAL</b>  | <b>323</b>      | <b>3,559.645</b> | <b>49,394</b>     |

10. As can be seen from Table 5, a yield of 2,746 dwellings may be achieved from Green sites and 1,974 from Yellow sites. Amber and Red sites, those which are not currently developable, amounts to 44,674 dwellings.

**Table 6:** Contribution to housing by Category and land type

|               | Previously Developed Land |               |                   | Greenfield |                 |                   | Yield Total |
|---------------|---------------------------|---------------|-------------------|------------|-----------------|-------------------|-------------|
|               | No. Sites                 | Area (ha)     | Yield (dwellings) | No. Sites  | Area (ha)       | Yield (dwellings) |             |
| <b>Green</b>  | 1                         | 0.12          | 4                 | 24         | 190.926         | 2,742             | 2,746       |
| <b>Yellow</b> | 0                         | 0             | 0                 | 14         | 280.658         | 1,974             | 1,974       |
| <b>Amber</b>  | 21                        | 23.833        | 1,412             | 146        | 2,147.29        | 29,103            | 30,515      |
| <b>Red</b>    | 8                         | 6.22          | 228               | 108        | 901.217         | 13,931            | 14,159      |
| <b>TOTAL</b>  | <b>30</b>                 | <b>30.173</b> | <b>1,644</b>      | <b>292</b> | <b>3,520.09</b> | <b>47,750</b>     | 49,394      |

11. Table 6 provides a greater level of detail including the land type. The indicative yield of previously developed (brownfield) dwellings from Green sites amounts to 4, compared to a yield of 2,742 greenfield dwellings. The indicative yield of previously developed (brownfield) dwellings from Yellow sites amounts to 0, compared to an indicative yield of 1,974 greenfield dwellings. Finally, the Amber and Red rated sites together yield 1,640 dwellings from previously developed (brownfield) sites and 43,034 dwellings from greenfield sites.



# **Strategic Housing and Employment Land Availability Assessment (SHELAA) Autumn 2025**

Part 3 of 9  
Methodology

November 2025

## METHODOLOGY

## 1. Introduction

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

## 2. Policy Background

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

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

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

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

*“An assessment should:*

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

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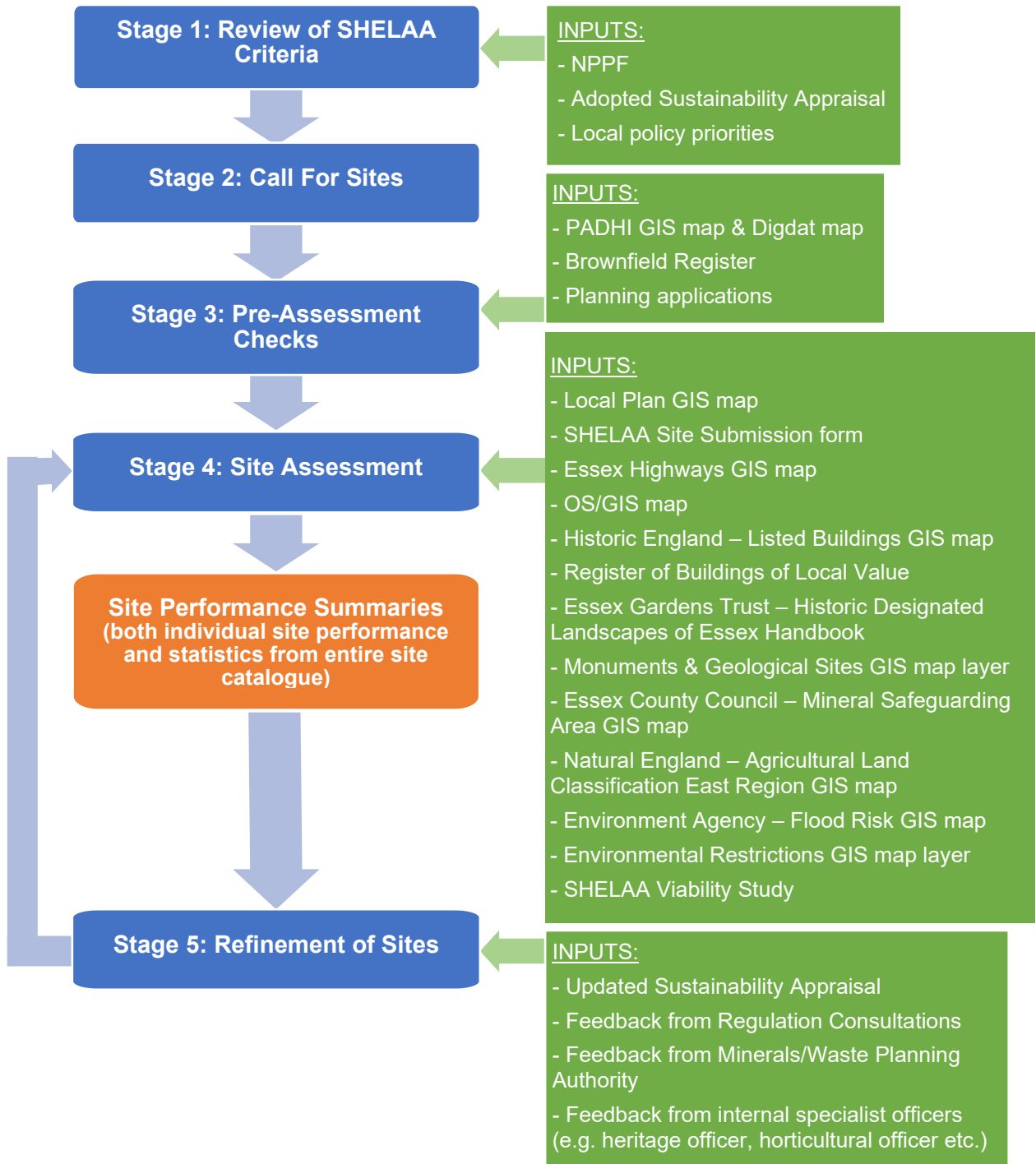
<sup>1</sup> NPPF 2023 Update

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

### 3. Methodology

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

Figure 1: Methodology Flowchart





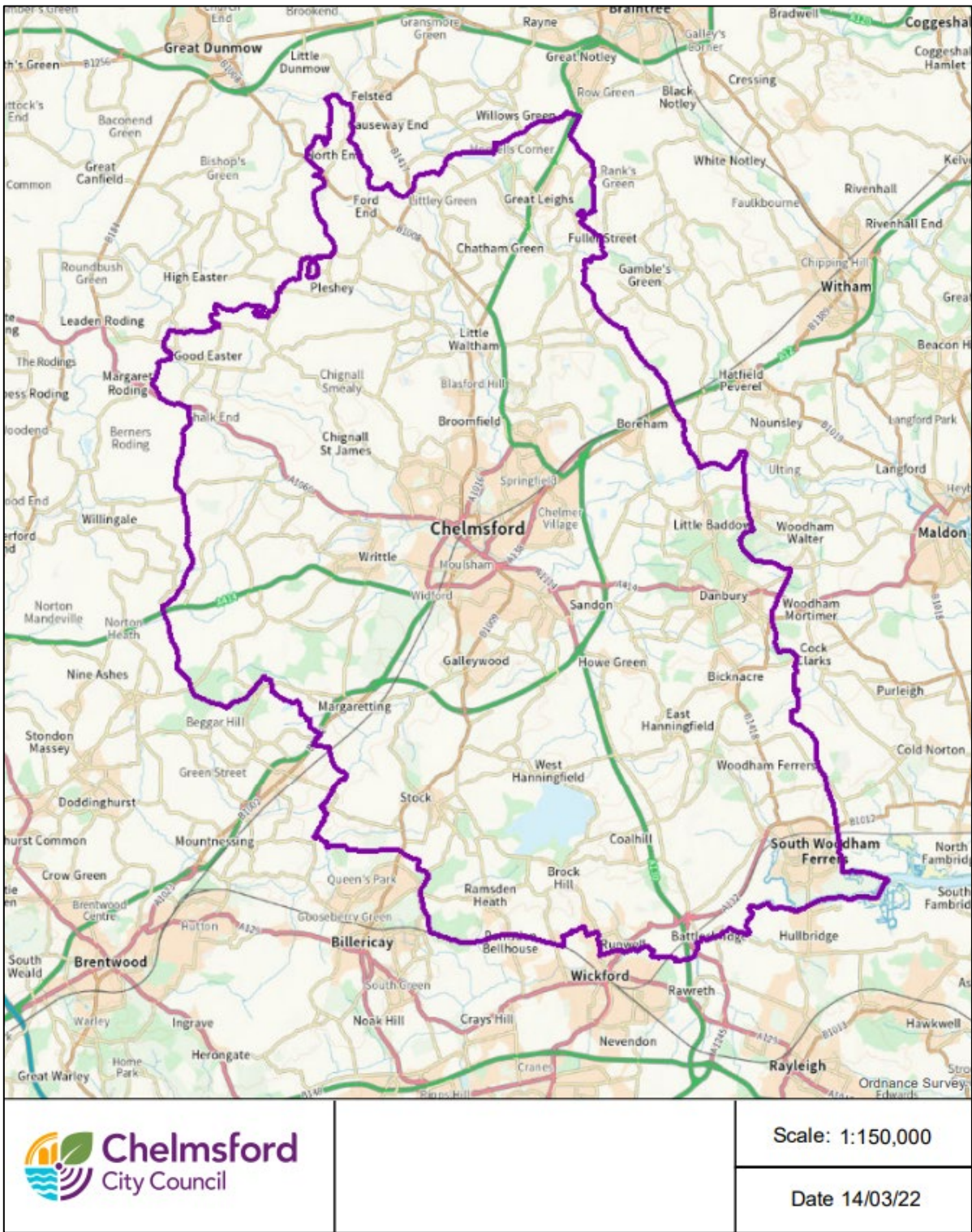
### **Stage 1: Reviewing the SHELAA Criteria**

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

### **Stage 2: Call for Sites**

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

Figure 2: Chelmsford Administrative Area



Source: CCC, 2022.

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

existing SHELAA site.

### **Stage 3: Pre-Assessment Checks**

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

### **Stage 4: Site Assessment**

- 3.15 Sites that have passed through the pre-assessment checks are brought through to Stage 4 where they are each profiled and assessed against suitability, availability, and achievability criteria<sup>2</sup>. The sites are then RAG rated determined by their scores and compliance with national and local policy, as summarised in Table 1 below.

---

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

Table 1: SHELAA RAG Rating Summary

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

- 3.16 The Criteria Note provides a full technical breakdown of how each proposed use is assessed and RAG rated. The criteria that are used have been developed based upon policy requirements in both the NPPF and Chelmsford's Local Plan, and to reflect the current Sustainability Appraisal site appraisal criteria. This is to ensure that the SHELAA can highlight the most suitable sites, favour sites that look likely to achieve sustainable development, and to provide alignment between the SHELAA and subsequent iterations of the Sustainability Appraisal which will look to test the economic, environmental, and social impacts of the Reviewed Local Plan.
- 3.17 The assessment is desk-based and utilises the evidence sources detailed in Table 2 below to determine the suitability, availability, and achievability of each site.

Table 2: Evidence Sources Utilised within SHELAA

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

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



- 3.18 To ensure the SHELAA is transparent, most of the criteria is assessed using maps, documents or websites that are accessible to the public. GIS maps that are not accessible to the public feature designations are generally ones provided to the Council by third parties (such as the Environment Agency or Essex County Council).
- 3.19 The Council also do not publish the SHELAA submission forms in line with GDPR since these forms contain personal and sensitive information. Therefore, the information detailed on these forms is not visible to the public.
- 3.20 The Viability Study has been prepared using the outputs of the latest Local Plan Viability Assessments.
- 3.21 In addition to the assessed criteria, the proximity of each site to defined settlement boundaries, retail allocations and employment allocations is recorded, as well as the general gradient of the site, and utilities (water, electric, gas, sewage) that are already present on site. These features are not scored against but provide greater clarity of the general character of the site.
- 3.22 Performance for each site is summarised in a concise report, with RAG rating and details of their suitability, availability, and achievability outcomes. All SHELAA sites are also plotted digitally and displayed on an interactive GIS map to provide additional spatial context. The most up-to-date assessment outcomes can be viewed in the Site Performance Summaries document. The GIS map is viewable here:  
<https://chelmsford.gov.maps.arcgis.com/apps/webappviewer/index.html?id=d5bae70913a14999b423522592e3cd62>

#### **Stage 5: Refinement of Sites**

- 3.23 A refinement of sites will be undertaken by the Council to ensure that the final site performance summaries are accurate.
- 3.24 Dependent on the findings from the assessment undertaken within Stage 4, there are instances whereby further information may be sought, or additional information inputs identified.

## **4. Uses of SHELAA outcomes**

- 4.1 The purpose of the SHELAA is not to allocate land for future development. The assessment helps officers and Members make their own informed decisions of where to allocate future development.
- 4.2 The assessment does this by highlighting areas of likely deliverable land. This is a particularly useful feature when looking at how the Council's Housing and Employment targets are going to be met within the plan period, and further into the future, as the assessment offers an indicator of how many dwellings could possibly be delivered, what size site is needed and whether the type of development would likely be viable or not.

- 4.3 Additionally, the assessment acts as a sieve to filter through sites that could be eligible to be added onto the Council's Part 1 of the Brownfield Register. If the assessment deems the site to be predominantly previously developed land, an officer will review the site against the Brownfield Register Regulations to see if it is eligible to be added to the register.



# **Strategic Housing and Employment Land Availability Assessment (SHELAA) Autumn 2025**

Part 4 of 9  
Criteria Note

November 2025



## CRITERIA NOTE

## **How to use this Criteria Note**

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

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

The document is split into sections that cover:

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

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

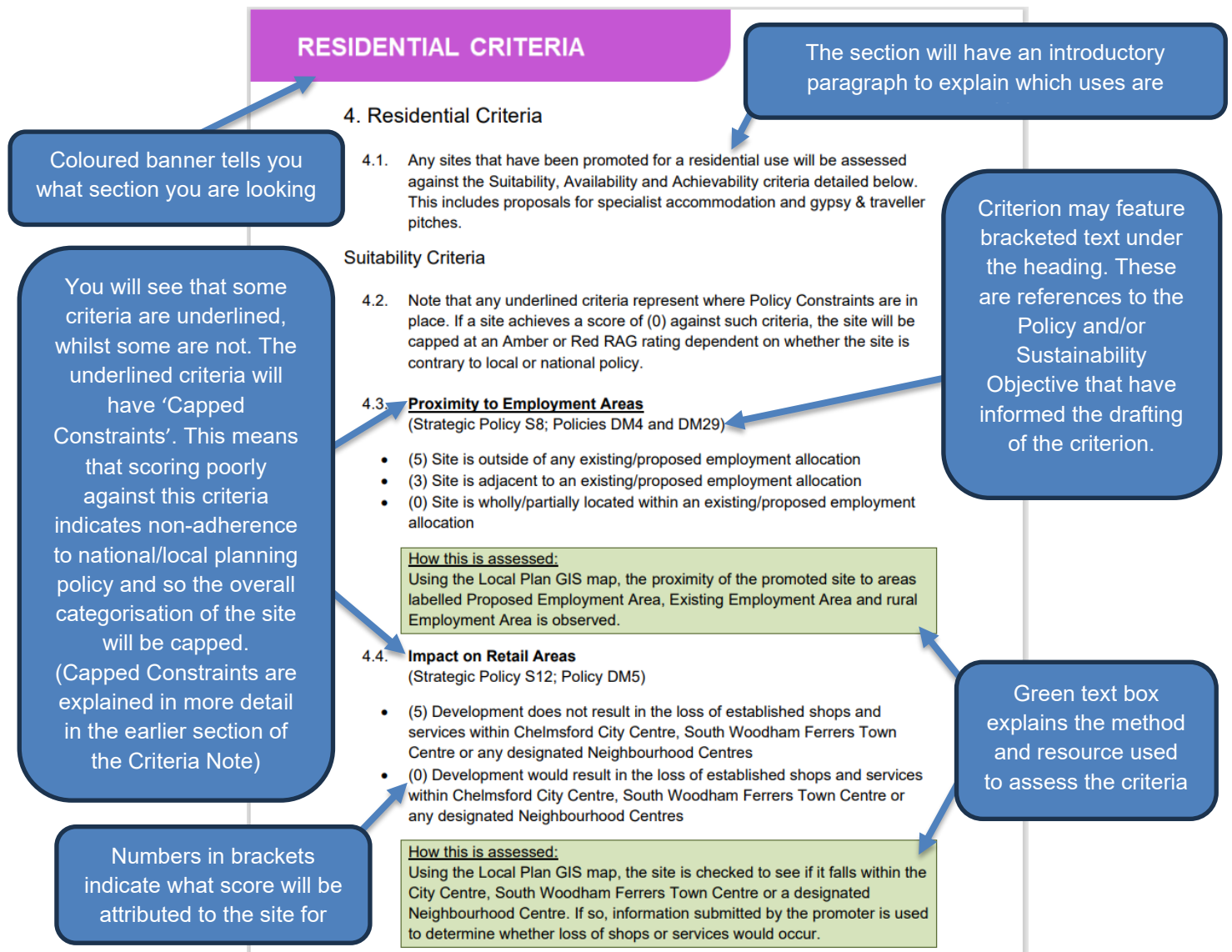
To do this, you will first need to make a note of the proposed use of the site. This needs to be one of the following:

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

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

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

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



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

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

## Contents

|                                                  |    |
|--------------------------------------------------|----|
| 1. Overview.....                                 | 4  |
| 2. Pre-Assessment Checks .....                   | 6  |
| Brownfield Register .....                        | 6  |
| Planning History .....                           | 6  |
| Hazards to Human Health .....                    | 7  |
| 3. Capped Constraints .....                      | 8  |
| National Policy Constraints .....                | 8  |
| Local Policy Constraints .....                   | 8  |
| 4. Residential Criteria .....                    | 10 |
| Suitability Criteria .....                       | 10 |
| Availability Criteria .....                      | 18 |
| Achievability Criteria.....                      | 19 |
| 5. Employment Criteria .....                     | 21 |
| Suitability Criteria .....                       | 21 |
| Availability Criteria .....                      | 27 |
| Achievability Criteria.....                      | 28 |
| 6. Retail Criteria .....                         | 30 |
| Suitability Criteria .....                       | 30 |
| Availability Criteria .....                      | 36 |
| Achievability Criteria.....                      | 37 |
| 7. Community Facility Criteria.....              | 39 |
| Suitability Criteria .....                       | 39 |
| Availability Criteria .....                      | 46 |
| Achievability Criteria.....                      | 47 |
| 8. Mixed Uses Criteria .....                     | 48 |
| Suitability Criteria .....                       | 48 |
| Availability Criteria .....                      | 56 |
| Achievability Criteria.....                      | 57 |
| 9. Renewable Power Generation Criteria .....     | 59 |
| Suitability Criteria .....                       | 59 |
| Availability Criteria .....                      | 65 |
| Achievability Criteria.....                      | 66 |
| 10. Overall Scores and Site Categorisation ..... | 68 |

# 1. Overview

- 1.1. The Strategic Housing and Employment Availability Assessment (SHELAA) is a desk-based assessment that, in line with the NPPF and PPG guidance, scores sites promoted for development against Suitability, Availability and Achievability criteria. Based on performance, a RAG rating process is then used to determine whether a site is likely deliverable (Green), developable (Yellow), or neither (Amber if constraints are mitigable, or Red if non-mitigable).
- 1.2. Site promoters can propose a whole range of uses for a site including residential, employment, retail, community facilities, renewable power generation or a mix of all the above. The criteria for which the site is assessed against is dependent on the proposal<sup>1</sup>.
- 1.3. The Suitability criteria for each promoted use are assessed predominantly using GIS maps in conjunction with information provided by the site promoter. Details of how each criterion is assessed and where relevant maps can be viewed are provided against each criterion.
- 1.4. Availability and Achievability are assessed using information provided by site promoters within a site submission in relation to ownership, legal constraints, relocation of uses and timescales for delivery. The viability aspect of the Achievability criteria is predominantly assessed using the typology appraisals within the SHELAA Viability Study.
- 1.5. All criteria have been developed based upon policy requirements set out within the NPPF and Chelmsford's Local Plan, including the supporting Integrated Impact Assessment to ensure sustainable development is favoured. Where appropriate, additional constraints are also in place to either discount non-developable land from a site assessment or to cap a site's overall performance where policy non-compliances are not mitigable.
- 1.6. This Criteria Note sets out the Suitability, Availability and Achievability criteria for which each proposed use is assessed against – including applicable constraints – and identifies which National Policies, Local Plan

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

Policies and Sustainability Objectives are reflected within the assessment.

## 2. Pre-Assessment Checks

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

### Brownfield Register

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

### Planning History

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

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

## Hazards to Human Health

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



### 3. Capped Constraints

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

#### National Policy Constraints

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

#### Local Policy Constraints

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

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

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

## 4. Residential Criteria

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

### Suitability Criteria

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

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

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

**How this is assessed:**

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

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

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

**How this is assessed:**

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

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

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

How this is assessed:

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

4.6. **Public Transport**

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

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

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

How this is assessed:

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

4.7. **PROW and Cycling Connectivity**

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

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

How this is assessed:

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

4.8. **Vehicle Access**

(Strategic Policies S9 and S10; Policy DM20)

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

How this is assessed:

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

**4.9. Impact on Designated Heritage Assets**

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

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

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

How this is assessed:

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

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

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

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

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

How this is assessed:

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

**4.11. Impact on Archaeological Assets**

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

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

How this is assessed:

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

4.12. **Mineral and Waste Constraints**

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

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

How this is assessed:

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

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

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

'Other' Green Space includes (but is not limited to) areas of planned

strategic landscape enhances, future recreation areas and Sustainable Drainage Systems (SuDS)

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

How this is assessed:

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

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

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

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

How this is assessed:

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

4.15. **Land Classification**

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

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

How this is assessed:

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

4.16. **Impact on Protected Natural Features**

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

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

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

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

How is this assessed:

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

**4.17. Impact on Flood Risk**

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

*Flood Risk Zones are as determined by the Environment Agency*

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

How this is assessed:

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

**4.18. Impact on Air Quality Management Areas**

(Integrated Impact Assessment Objective 10; Policy DM30)

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



How this is assessed:

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

**4.19. Ground Condition Constraints**

(Integrated Impact Assessment Objective 7; Policy DM30)

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

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

How this is assessed:

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

**4.20. Neighbouring Constraints**

(Integrated Impact Assessment Objective 5; Policy DM29)

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

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

How this is assessed:

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

**4.21. Proximity to Key Services**

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

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

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

How this is assessed:

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

4.22. **Impact on Community Facilities**

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

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

How this is assessed:

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

## Suitability Scoring

- 4.23. The maximum 'Suitability' score for sites assessed under the Residential Criteria is 100 (i.e. 20 criteria applied, each with a maximum score of 5). **Unless a capped constraint determines otherwise**, a Suitability RAG rating will then be attributed as follows:

- Sites scoring 80% or over are Green

- Sites scoring 40%-79% are Yellow
- Sites scoring less than 40% are Amber

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

## Availability Criteria

### 4.25. **Ownership**

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

#### How this is assessed:

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

### 4.26. **Land Condition**

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

#### How this is assessed:

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

### 4.27. **Legal Constraints**

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

#### How this is assessed:

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

## Availability Scoring

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

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

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

## Achievability Criteria

### 4.30. **Viability**

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

#### How this is assessed:

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

### 4.31. **Timescale for Deliverability**

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

#### How this is assessed:

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

## Achievability Scoring

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

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

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

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

## 5. Employment Criteria

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

### Suitability Criteria

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

5.3. **Public Transport**

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

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

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

**How this is assessed:**

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

5.4. **PROW and Cycling Connectivity**

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

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

**How this is assessed:**

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

5.5. **Vehicle Access**

(Strategic Policies S9 and S10; Policy DM20)

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

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

How this is assessed:

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

#### 5.6. **Strategic Road Access**

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

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

How this is assessed:

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

#### 5.7. **Impact on Designated Heritage Assets**

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

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

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

How this is assessed:

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

### 5.8. **Impact on Non-Designated Heritage Assets**

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

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

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

#### How this is assessed:

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

### 5.9. **Impact on Archaeological Assets**

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

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

#### How this is assessed:

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

### 5.10. **Mineral and Waste Constraints**

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

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



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

How this is assessed:

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

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

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

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

How this is assessed:

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

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

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

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

How this is assessed:

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

**5.13. Land Classification**

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

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

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

How this is assessed:

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

**5.14. Impact on Protected Natural Features**

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

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

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

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

How is this assessed:

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

**5.15. Impact on Flood Risk**

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

*Flood Risk Zones are as determined by the Environment Agency*

- (5) Site is wholly within Flood Zone 1

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

How this is assessed:

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

**5.16. Impact on Air Quality Management Areas**

(Sustainability Appraisal Objective 10; Policy DM30)

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

How this is assessed:

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

**5.17. Ground Condition Constraints**

(Sustainability Appraisal Objective 7; Policy DM30)

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

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

How this is assessed:

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

**5.18. Impact on Community Facilities**

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

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

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

How this is assessed:

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

## Suitability Scoring

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

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

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

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

## Availability Criteria

### 5.21. Ownership

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

How this is assessed:

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

#### 5.22. **Land Condition**

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

How this is assessed:

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

#### 5.23. **Legal Constraints**

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

How this is assessed:

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

### Availability Scoring

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

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

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

### Achievability Criteria

#### 5.26. **Viability**

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

How this is assessed:

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

5.27. **Timescale for Deliverability**

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

How this is assessed:

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

## Achievability Scoring

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

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

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

## 6. Retail Criteria

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

### Suitability Criteria

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

6.3. **Public Transport**

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

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

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

How this is assessed:

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

6.4. **PROW and Cycling Connectivity**

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

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

How this is assessed:

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

6.5. **Vehicle Access**

(Strategic Policies S9 and S10; Policy DM20)

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

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

How this is assessed:

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

#### 6.6. **Impact on Designated Heritage Assets**

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

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

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

How this is assessed:

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

#### 6.7. **Impact on Non-Designated Heritage Assets**

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

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

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

How this is assessed:

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



#### 6.8. **Impact on Archaeological Assets**

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

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

##### How this is assessed:

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

#### 6.9. **Mineral and Waste Constraints**

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

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

##### How this is assessed:

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

#### 6.10. **Impact on Areas of Defined Open Space**

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

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

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

How this is assessed:

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

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

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

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

How this is assessed:

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

6.12. **Land Classification**

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

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

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

How this is assessed:

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

6.13. **Impact on Protected Natural Features**

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

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

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

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

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

How is this assessed:

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

**6.14. Impact on Flood Risk**

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

*Flood Risk Zones are as determined by the Environment Agency*

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

How this is assessed:

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

**6.15. Impact on Air Quality Management Areas**

(Sustainability Appraisal Objective 10; Policy DM30)

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

How this is assessed:

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

**6.16. Ground Condition Constraints**

(Sustainability Appraisal Objective 7; Policy DM30)

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

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

How this is assessed:

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

**6.17. Impact on Community Facilities**

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

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

How this is assessed:

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

## Suitability Scoring

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

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

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

## Availability Criteria

### 6.20. **Ownership**

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

#### How this is assessed:

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

### 6.21. **Land Condition**

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

#### How this is assessed:

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

### 6.22. **Legal Constraints**

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

How this is assessed:

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

## Availability Scoring

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

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

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

## Achievability Criteria

6.25. **Viability**

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

How this is assessed:

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

6.26. **Timescale for Deliverability**

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

How this is assessed:

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

## Achievability Scoring

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

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

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

## 7. Community Facility Criteria

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

### Suitability Criteria

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

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

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

**How this is assessed:**

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

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

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

**How this is assessed:**

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

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



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

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

How this is assessed:

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

**7.6. PROW and Cycling Connectivity**

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

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

How this is assessed:

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

**7.7. Vehicle Access**

(Strategic Policies S9 and S10; Policy DM20)

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

How this is assessed:

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

**7.8. Impact on Designated Heritage Assets**

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

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

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

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

How this is assessed:

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

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

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

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

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

How this is assessed:

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

**7.10. Impact on Archaeological Assets**

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

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

How this is assessed:

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

**7.11. Mineral and Waste Constraints**

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

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

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

**How this is assessed:**

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

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

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

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

**How this is assessed:**

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

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

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

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

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

How this is assessed:

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

**7.14. Land Classification**

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

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

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

How this is assessed:

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

**7.15. Impact on Protected Natural Features**

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

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

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

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

How is this assessed:

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

**7.16. Impact on Flood Risk**

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

*Flood Risk Zones are as determined by the Environment Agency*

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

How this is assessed:

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

**7.17. Impact on Air Quality Management Areas**

(Sustainability Appraisal Objective 10; Policy DM30)

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

How this is assessed:

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

**7.18. Ground Condition Constraints**

(Sustainability Appraisal Objective 7; Policy DM30)

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

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

How this is assessed:

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

7.19. **Impact on Community Facilities**

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

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

How this is assessed:

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

## Suitability Scoring

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

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

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

## Availability Criteria

### 7.22. Ownership

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

How this is assessed:

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

### 7.23. Land Condition

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

How this is assessed:

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

### 7.24. Legal Constraints

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

How this is assessed:

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

## Availability Scoring

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

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

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

## Achievability Criteria

### 7.27. **Viability**

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

#### How this is assessed:

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

### 7.28. **Timescale for Deliverability**

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

#### How this is assessed:

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

## Achievability Scoring

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

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

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



## 8. Mixed Uses Criteria

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

### Suitability Criteria

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

8.3. **Proximity to Employment Areas**

(Strategic Policy S8; Policies DM4 and DM29)

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

**How this is assessed:**

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

8.4. **Impact on Retail Areas**

(Strategic Policy S12; Policy DM5)

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

**How this is assessed:**

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

8.5. **Proximity to the Workplace**

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

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

How this is assessed:

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

8.6. **Public Transport**

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

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

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

How this is assessed:

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

8.7. **PROW and Cycling Connectivity**

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

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

How this is assessed:

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

8.8. **Vehicle Access**

(Strategic Policies S9 and S10; Policy DM20)

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

How this is assessed:

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

### 8.9. **Strategic Road Access**

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

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

#### How this is assessed:

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

### 8.10. **Impact on Designated Heritage Assets**

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

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

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

#### How this is assessed:

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

### 8.11. **Impact on Non-Designated Heritage Assets**

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

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

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

How this is assessed:

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

**8.12. Impact on Archaeological Assets**

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

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

How this is assessed:

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

**8.13. Mineral and Waste Constraints**

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

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

How this is assessed:

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

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

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

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

How this is assessed:

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

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

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

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

How this is assessed:

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

8.16. **Land Classification**

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

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

- (5) Site is predominantly Previously Developed Land

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

How this is assessed:

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

**8.17. Impact on Protected Natural Features**

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

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

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

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

How is this assessed:

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

**8.18. Impact on Flood Risk**

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

*Flood Risk Zones are as determined by the Environment Agency*

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

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

How this is assessed:

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

**8.19. Impact on Air Quality Management Areas**

(Sustainability Appraisal Objective 10; Policy DM30)

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

How this is assessed:

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

**8.20. Ground Condition Constraints**

(Sustainability Appraisal Objective 7; Policy DM30)

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

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

How this is assessed:

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

**8.21. Neighbouring Constraints**

(Sustainability Appraisal Objective 5; Policy DM29)

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

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



How this is assessed:

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

8.22. **Proximity to Key Services**

(Sustainability Appraisal Objectives 4 and 5; Strategic Policies S5 and S7)

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

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

How this is assessed:

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

8.23. **Impact on Community Facilities**

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

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



How this is assessed:

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

## Suitability Scoring

8.24. The maximum 'Suitability' score for sites assessed under the Mixed Use Criteria is 105 (i.e. 21 criteria applied, each with a maximum score of 5).

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

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

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

## Availability Criteria

### 8.26. **Ownership**

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

How this is assessed:

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

### 8.27. **Land Condition**

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

How this is assessed:

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

**8.28. Legal Constraints**

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

How this is assessed:

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

## Availability Scoring

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

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

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

## Achievability Criteria

**8.31. Viability**

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

How this is assessed:

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

### 8.32. **Timescale for Deliverability**

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

#### How this is assessed:

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

## Achievability Scoring

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

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

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

## 9. Renewable Power Generation Criteria

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

### Suitability Criteria

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

9.3. **Public Transport**

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

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

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

**How this is assessed:**

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

9.4. **PROW and Cycling Connectivity**

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

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

**How this is assessed:**

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

9.5. **Vehicle Access**

(Strategic Policies S9 and S10; Policy DM20)

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

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

How this is assessed:

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

#### 9.6. **Strategic Road Access**

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

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

How this is assessed:

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

#### 9.7. **Impact on Designated Heritage Assets**

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

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

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

How this is assessed:

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

#### 9.8. **Impact on Non-Designated Heritage Assets**

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

and DM24)

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

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

How this is assessed:

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

**9.9. Impact on Archaeological Assets**

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

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

How this is assessed:

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

**9.10. Mineral and Waste Constraints**

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

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

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

**How this is assessed:**

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

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

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

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

**How this is assessed:**

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

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

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

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

**How this is assessed:**

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

**9.13. Land Classification**

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

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

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

How this is assessed:

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

9.14. **Impact on Protected Natural Features**

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

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

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

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

How is this assessed:

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

9.15. **Impact on Flood Risk**

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

*Flood Risk Zones are as determined by the Environment Agency*

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



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

How this is assessed:

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

**9.16. Impact on Air Quality Management Areas**

(Sustainability Appraisal Objective 10; Policy DM30)

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

How this is assessed:

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

**9.17. Neighbouring Constraints**

(Sustainability Appraisal Objective 5; Policies DM29 and DM30)

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

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

How this is assessed:

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

**9.18. Impact on Community Facilities**

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

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

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

How this is assessed:

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

## Suitability Scoring

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

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

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

## Availability Criteria

### 9.21. Ownership

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

How this is assessed:

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

### 9.22. Land Condition

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

- (2) Established multiple uses

How this is assessed:

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

9.23. **Legal Constraints**

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

How this is assessed:

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

## Availability Scoring

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

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

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

## Achievability Criteria

9.26. **Viability**

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

How this is assessed:

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

#### 9.27. **Timescale for Deliverability**

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

##### How this is assessed:

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

### Achievability Scoring

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

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

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

## 10. Overall Scores and Site Categorisation

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

*Table 1: SHELAA RAG Rating Summary*

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

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

Table 2: SHELAA Site Categorisation

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

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



# **Strategic Housing and Employment Land Availability Assessment (SHELAA) Autumn 2025**

Part 5 of 9  
Viability Study

November 2025

## Contents

|    |                                  |   |
|----|----------------------------------|---|
| 1. | Introduction .....               | 2 |
| 2. | Background .....                 | 2 |
| 3. | Residential Market Results ..... | 3 |
| 4. | Non-residential Market .....     | 6 |
| 5. | Conclusion .....                 | 8 |



## 1. Introduction

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

*"A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site."*<sup>1</sup>

## 2. Background

- 1.1. HDH Planning and Development Ltd were commissioned by Chelmsford City Council to produce the Local Plan Viability Study Including CIL Viability Review January 2018 and re-commissioned to produce subsequent studies to support the Review of the Local Plan – the Local Plan Viability Update (August 2023) and the Regulation 19 Viability Note (November 2024).
- 1.2. These studies establish and financially appraise a range of residential and non-residential typologies to determine the likeliness of development viability. The results of the Local Plan Viability Assessments allow officers to assess the deliverability of sites coming forward for development in the Local Plan period.
- 1.3. Chelmsford City Council have used the results from the latest Local Plan Viability Assessments to determine the economic viability aspect of the SHELAA.
- 1.4. Where any assumptions or recommendations are not specifically mentioned in this report, it is advisable to refer to the Local Plan Viability Assessments for an explanation as to how these have been determined.

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<sup>1</sup> Housing and economic land availability assessment, Paragraph: 020 Reference ID: 3-020-20190722

### 3. Residential Market Results

3.1. The Local Plan Viability appraisals use the residual valuation approach, they assess the value of a site after considering the costs of development, the likely income from sales and/ or rents and a developers' return. The Residual Value represents the maximum bid for a site where the payment is made in a single tranche on the acquisition of a site. For the proposed development to be viable, it is necessary for the Residual Value to exceed the Existing Use Value (EUV) by a satisfactory margin, being the Benchmark Land Value (BLV).

3.2. The economic viability aspect of the SHELAA applies the outputs from the latest Local Plan viability assessments to the assigned typology in the SHELAA. Where the typology number differs from the Local Plan Viability Assessments, the typology reference in the Local Plan Viability Assessments is shown in brackets in the below tables.

3.3. A traffic light system has been applied to visually distinguish the outcomes of the appraisals:

- **Green** – indicated that the Residual Value per hectare exceeds the Benchmark Land Value per hectare and therefore suggests that the typology is likely viable for development.
- **Amber** – indicates that the Residual Value per hectare falls below the Benchmark Land Value but above the Existing Use Value per hectare and therefore suggests that viability of the typology is marginal.
- **Red** – indicates that the Residual Value per hectare falls below the Existing Use Value per hectare and therefore that the typology is likely unviable for development.

3.4. A summary of the outputs for residential sites located in the Chelmsford/wider Chelmsford area are shown below in Table 1:

Table 1: Regulation 19 Viability Note Outputs (November 2024) – Chelmsford

| Typology | Site Description                 | Location         | EUV       | BLV       | RV        |
|----------|----------------------------------|------------------|-----------|-----------|-----------|
| Site 1   | Large GF - 300 Urban Edge        | Wider Chelmsford | 25,000    | 525,000   | 1,269,210 |
| Site 2   | Large GF - 100 Urban Edge        | Wider Chelmsford | 25,000    | 525,000   | 1,189,455 |
| Site 3   | Medium GF – 40 Urban Edge        | Wider Chelmsford | 25,000    | 525,000   | 1,675,040 |
| Site 4   | Medium GF – 20 units, urban edge | Wider Chelmsford | 25,000    | 525,000   | 1,442,063 |
| Site 5   | Medium GF – 12 units, urban edge | Wider Chelmsford | 25,000    | 525,000   | 1,967,408 |
| Site 6   | Large BF – 125 units, urban area | Wider Chelmsford | 1,100,000 | 1,320,000 | 1,845,052 |

|              |                                       |                  |           |           |           |
|--------------|---------------------------------------|------------------|-----------|-----------|-----------|
| Site 7       | Large BF – 50 units, urban area       | Wider Chelmsford | 1,100,000 | 1,320,000 | 2,285,088 |
| Site 8       | Medium BF – 25 units, urban area      | Wider Chelmsford | 1,100,000 | 1,320,000 | 1,769,744 |
| Site 9       | Medium BF – 12 units, urban area      | Wider Chelmsford | 1,100,000 | 1,320,000 | 3,501,002 |
| Site 10      | Urban flats BF – 250                  | Wider Chelmsford | 1,100,000 | 1,320,000 | 1,624,583 |
| Site 11      | Urban flats BF – 250 HD               | Wider Chelmsford | 1,100,000 | 1,320,000 | -546,874  |
| Site 12      | Urban flats BF – 155                  | Wider Chelmsford | 1,100,000 | 1,320,000 | 2,373,541 |
| Site 13      | Urban flats BF – 155 HD               | Wider Chelmsford | 1,100,000 | 1,320,000 | -583,863  |
| Site 14      | Urban flats BF – 75 units, urban area | Wider Chelmsford | 1,100,000 | 1,320,000 | 2,125,952 |
| Site 15      | Urban Flats BF – 35                   | Wider Chelmsford | 1,100,000 | 1,320,000 | 1,296,933 |
| Site 16      | Flats BF – 12                         | Wider Chelmsford | 1,100,000 | 1,320,000 | 1,556,357 |
| Site 17      | Small GF – 9 units, settlement edge   | Wider Chelmsford | 25,000    | 525,000   | 4,063,682 |
| Site 18      | Small GF – 4 units, settlement edge   | Wider Chelmsford | 25,000    | 525,000   | 4,221,273 |
| Site 19      | Green plot, settlement edge           | Wider Chelmsford | 25,000    | 525,000   | 4,901,063 |
| Site 20      | Small BF – 9 units, urban area        | Wider Chelmsford | 1,100,000 | 1,320,000 | 3,188,133 |
| Site 21      | Small BF – 6 units, rural area        | Wider Chelmsford | 1,100,000 | 1,320,000 | 3,400,231 |
| Site 22      | Brown plot, urban area                | Wider Chelmsford | 1,100,000 | 1,320,000 | 3,579,701 |
| Site 23 (24) | Strategic Greenfield 1 – 6,250        | Wider Chelmsford | 25,000    | 250,000   | 309,904   |
| Site 24 (25) | Strategic Greenfield 2 – 4,500        | Wider Chelmsford | 25,000    | 250,000   | 450,990   |
| Site 26 (27) | Large Greenfield 4 – 900              | Wider Chelmsford | 25,000    | 250,000   | 1,009,405 |
| Site 27 (28) | Large Greenfield 5 - 750              | Wider Chelmsford | 25,000    | 250,000   | 1,100,252 |
| Site 28 (29) | Large Greenfield 6 - 500              | Chelmsford       | 25,000    | 250,000   | 855,399   |

|                 |                                    |            |           |           |           |
|-----------------|------------------------------------|------------|-----------|-----------|-----------|
| Site 29<br>(30) | Strategic<br>Brownfield 7 -<br>760 | Chelmsford | 1,100,000 | 1,320,000 | 3,384,904 |
|-----------------|------------------------------------|------------|-----------|-----------|-----------|

3.5. A summary of the outputs for residential sites located in South Woodham Ferrers are shown below in Table 2:

Table 2: Regulation 19 Viability Note Outputs (November 2024) – South Woodham Ferrers

| Typology | Site Description                            | Location | EUV       | BLV       | RV        |
|----------|---------------------------------------------|----------|-----------|-----------|-----------|
| Site 1   | Large GF - 300<br>Urban Edge                | SWF      | 25,000    | 525,000   | 1,098,183 |
| Site 2   | Large GF - 100<br>Urban Edge                | SWF      | 25,000    | 525,000   | 1,003,364 |
| Site 3   | Medium GF – 40<br>Urban Edge                | SWF      | 25,000    | 525,000   | 1,166,551 |
| Site 4   | Medium GF – 20<br>units, urban edge         | SWF      | 25,000    | 525,000   | 1,012,957 |
| Site 5   | Medium GF – 12<br>units, urban edge         | SWF      | 25,000    | 525,000   | 1,420,141 |
| Site 6   | Large BF – 125<br>units, urban area         | SWF      | 1,100,000 | 1,320,000 | 1,509,232 |
| Site 7   | Large BF – 50<br>units, urban area          | SWF      | 1,100,000 | 1,320,000 | 1,878,990 |
| Site 8   | Medium BF – 25<br>units, urban area         | SWF      | 1,100,000 | 1,320,000 | 1,458,162 |
| Site 9   | Medium BF – 12<br>units, urban area         | SWF      | 1,100,000 | 1,320,000 | 2,937,704 |
| Site 10  | Urban flats BF –<br>250                     | SWF      | 1,100,000 | 1,320,000 | 325,946   |
| Site 12  | Urban flats BF –<br>155                     | SWF      | 1,100,000 | 1,320,000 | 674,433   |
| Site 14  | Urban flats BF –<br>75 units, urban<br>area | SWF      | 1,100,000 | 1,320,000 | 609,603   |
| Site 15  | Urban Flats BF –<br>35                      | SWF      | 1,100,000 | 1,320,000 | 753,238   |
| Site 16  | Flats BF – 12                               | SWF      | 1,100,000 | 1,320,000 | 724,670   |
| Site 17  | Small GF – 9<br>units, settlement<br>edge   | SWF      | 25,000    | 525,000   | 4,629,136 |
| Site 18  | Small GF – 4<br>units, settlement<br>edge   | SWF      | 25,000    | 525,000   | 4,821,331 |
| Site 19  | Green plot,<br>settlement edge              | SWF      | 25,000    | 525,000   | 5,653,828 |
| Site 20  | Small BF – 9<br>units, urban area           | SWF      | 1,100,000 | 1,320,000 | 2,817,551 |
| Site 21  | Small BF – 6<br>units, rural area           | SWF      | 1,100,000 | 1,320,000 | 3,046,880 |
| Site 22  | Brown plot,<br>urban area                   | SWF      | 1,100,000 | 1,320,000 | 3,080,763 |
|          |                                             |          |           |           |           |

|              |                                |     |        |         |         |
|--------------|--------------------------------|-----|--------|---------|---------|
| Site 25 (26) | Strategic Greenfield 3 – 1,200 | SWF | 25,000 | 250,000 | 626,178 |
|--------------|--------------------------------|-----|--------|---------|---------|

3.6. As well as mainstream housing, the Sheltered and Extracare sectors were tested separately in the Local Plan Viability assessments. The economic viability of two of the most common forms of older persons housing in Chelmsford have been applied in the SHELAA. The typologies are set out in Table 3 below and the economic outputs in Table 4:

| Table 3: Older Person's Housing Typologies |                   |              |                      |                    |                      |
|--------------------------------------------|-------------------|--------------|----------------------|--------------------|----------------------|
| No.                                        | Typology          | Units per ha | Min area needed (ha) | Gross to net ratio | Form and scale       |
| 30                                         | Sheltered housing | 120          | 0.5                  | 80%                | 50% 1 bed, 50% 2 bed |
| 31                                         | Extracare         | 120          | 0.5                  | 70%                | 60% 1 bed, 40% 2 bed |

3.7. A summary of the outputs for the Sheltered and Extracare sectors are shown below in Table 4:

Table 4: Older persons outputs - Local Plan Viability Update (August 2023)

| Typology     | Site Description  | EUV       | BLV       | RV        |
|--------------|-------------------|-----------|-----------|-----------|
| 30 (Site 8)  | Sheltered housing | 1,100,000 | 1,320,000 | 4,360,964 |
| 31 (Site 11) | Extracare         | 1,100,000 | 1,320,000 | 4,878,642 |

#### 4. Non-residential Market

4.1. The Local Plan Viability Assessments include a range of employment and retail uses reflective of the economic make up of Chelmsford. The non-residential typologies are listed below in Table 5:

| Table 5: Non-Residential Typologies |                         |                      |                    |                                                             |
|-------------------------------------|-------------------------|----------------------|--------------------|-------------------------------------------------------------|
| No.                                 | Typology                | Min area needed (ha) | Gross to net ratio | Form and scale                                              |
| 32                                  | Offices (Central)       | 0.06                 | 70%                | 5 storeys, GIA 2,000m <sup>2</sup>                          |
| 33                                  | Offices (Business Park) | 0.27                 | 25%                | 3 storeys, GIA 2,000m <sup>2</sup>                          |
| 34                                  | Industrial              | 1                    | 40%                | 1 storey, GIA 4,000m <sup>2</sup>                           |
| 35                                  | Industrial small        | 0.1                  | 40%                | 1 storey, GIA 400m <sup>2</sup>                             |
| 36                                  | Distribution            | 1.14                 | 35%                | 1 storey, GIA 4,000m <sup>2</sup>                           |
| 37                                  | Retail (Prime)          | 0.025                | 80%                | 200 m <sup>2</sup> No provision for parking / loading space |
| 38                                  | Retail (Elsewhere)      | 0.19                 | 80%                | Unspecified                                                 |
| 39                                  | Supermarket             | 0.67                 | 30%                | GIA 2,000m <sup>2</sup>                                     |
| 40                                  | Retail Warehouse        | 0.8                  | 50%                | GIA 4,000m <sup>2</sup>                                     |

4.2. For non-residential or mixed development, the economic viability aspect of the SHELAA applies a typology from Table 3 above and the relevant output from the Local Plan Viability Update (August 2023) for a greenfield or brownfield site as per

the proposed uses set out in Tables 6 – 9 below, using the same traffic light system for ease of reference:

Table 6: Employment appraisal results – Greenfield

| GREENFIELD          |                  |                   |                |            |                    |              |
|---------------------|------------------|-------------------|----------------|------------|--------------------|--------------|
|                     | 0.00%            | Offices - Central | Offices - Park | Industrial | Industrial - Small | Distribution |
| CIL                 | £/m2             |                   | £0.00          | £0.00      | £0.00              | £0.00        |
| RESIDUAL VALUE      | Site             |                   | 559,478        | 3,040,336  | -124,368           | 10,371,032   |
| Existing Use Value  | £/ha             |                   | 50,000         | 25,000     | 50,000             | 25,000       |
| Viability Threshold | £/ha             |                   | 550,000        | 525,000    | 550,000            | 530,000      |
| Residual Value      | BREEAM Excellent |                   | 2,098,041      | 3,040,336  | -1,243,680         | 9,074,653    |

Table 7: Employment appraisal results – Brownfield

| BROWNFIELD          |                  |                   |                |            |                    |              |
|---------------------|------------------|-------------------|----------------|------------|--------------------|--------------|
|                     |                  | Offices - Central | Offices - Park | Industrial | Industrial - Small | Distribution |
| CIL                 | £/m2             | £0.00             | £0.00          | £0.00      | £0.00              | £0.00        |
| RESIDUAL VALUE      | Site             | 892,989           | 122,048        | 2,622,655  | -185,031           | 10,067,371   |
| Existing Use Value  | £/ha             | 1,100,000         | 1,100,000      | 1,100,000  | 1,100,000          | 1,100,000    |
| Viability Threshold | £/ha             | 1,320,000         | 1,320,000      | 1,320,000  | 1,320,000          | 1,320,000    |
| Residual Value      | BREEAM Excellent | 15,627,304        | 457,680        | 2,622,655  | -1,850,309         | 8,808,949    |

Table 8: Retail appraisal results – Greenfield

| GREENFIELD          |                  |                      |                  |             |                  |
|---------------------|------------------|----------------------|------------------|-------------|------------------|
|                     | 0.00%            | Prime Retail Central | Secondary Retail | Supermarket | Retail Warehouse |
| CIL                 | £/m2             |                      | £129.77          | £223.74     | £129.77          |
| RESIDUAL VALUE      | Site             |                      | 58,559           | 2,760,530   | 6,050,178        |
| Existing Use Value  | £/ha             |                      | 50,000           | 25,000      | 25,000           |
| Viability Threshold | £/ha             |                      | 550,000          | 525,000     | 525,000          |
| Residual Value      | BREEAM Excellent |                      | 2,342,355        | 4,600,423   | 7,562,723        |

Table 9: Retail appraisal results - Brownfield

| BROWNFIELD          |                  |                      |                  |             |                  |
|---------------------|------------------|----------------------|------------------|-------------|------------------|
|                     |                  | Prime Retail Central | Secondary Retail | Supermarket | Retail Warehouse |
| CIL                 | £/m2             | £129.77              | £129.77          | £223.74     | £129.77          |
| RESIDUAL VALUE      | Site             | 230,053              | 26,008           | 2,321,088   | 5,612,418        |
| Existing Use Value  | £/ha             | 1,100,000            | 1,100,000        | 1,100,000   | 1,100,000        |
| Viability Threshold | £/ha             | 1,320,000            | 1,320,000        | 1,320,000   | 1,320,000        |
| Residual Value      | BREEAM Excellent | 9,202,128            | 1,040,338        | 3,868,094   | 7,015,523        |

## **5. Conclusion**

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



# **Strategic Housing and Employment Land Availability Assessment (SHELAA) Autumn 2025**

Part 6 of 9  
Site Performance  
Summaries

November 2025



|                                   |                                                                                                              |                                                                                                                                                                                                                |              |                         |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-------------------------|
| <b>SHELAA Reference: CFS5</b>     |                                                                                                              | <b>RAG Rating:</b>                                                                                                                                                                                             | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                     | Land South of 1 Oak Cottages, Chalk Street, Rettendon Common, Chelmsford, Essex, CM3 8DD                     |                                                                                                                                                                                                                |              |                         |
| Parish:                           | Rettendon                                                                                                    | Total Score:                                                                                                                                                                                                   | 97           |                         |
| Developable Site Area (ha):       | 0.01                                                                                                         | Reason for discounted areas:                                                                                                                                                                                   |              |                         |
| Potential Yield:                  | 0                                                                                                            | Typology:                                                                                                                                                                                                      | 19           |                         |
| Proposed Use:                     | Residential                                                                                                  | Comments on the size of site:                                                                                                                                                                                  |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                                              | <b>Suitability Rating:</b>                                                                                                                                                                                     | <b>Red</b>   |                         |
| Proximity to Employment Areas     | 5                                                                                                            | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |              |                         |
| Impact on Retail Areas            | 5                                                                                                            | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |              |                         |
| Proximity to the Workplace        | 5                                                                                                            | Site is within 2km walking distance of an employment allocation                                                                                                                                                |              |                         |
| Public Transport                  | 0                                                                                                            | Site is in excess of 400m walking distance from all services                                                                                                                                                   |              |                         |
| PROW and Cycling Connectivity     | 0                                                                                                            | Site is not connected to either an existing PROW or cycle network                                                                                                                                              |              |                         |
| Vehicle Access                    | 5                                                                                                            | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |              |                         |
| Strategic Road Access             | N/A                                                                                                          |                                                                                                                                                                                                                |              |                         |
| Designated Heritage Assets        | 5                                                                                                            | Site does not contain any designated heritage assets                                                                                                                                                           |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                                            | Site does not contain any non-designated heritage assets                                                                                                                                                       |              |                         |
| Archaeological Assets             | 5                                                                                                            | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |              |                         |
| Minerals & Waste Constraints      | 5                                                                                                            | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |              |                         |
| Defined Open Space                | 5                                                                                                            | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |              |                         |
| Green Belt & Green Wedge          | 0                                                                                                            | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                                                  |              |                         |
| Land Classification               | 0                                                                                                            | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                   |              |                         |
| Protected Natural Features        | 3                                                                                                            | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |              |                         |
| Flood Risk Constraints            | 5                                                                                                            | Site is wholly within Flood Zone 1                                                                                                                                                                             |              |                         |
| Air Quality Management Areas      | 5                                                                                                            | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |              |                         |
| Ground Condition Constraints      | 5                                                                                                            | Ground treatment is not expected to be required                                                                                                                                                                |              |                         |
| Neighbouring Constraints          | 5                                                                                                            | Site has no neighbouring constraints                                                                                                                                                                           |              |                         |
| Proximity to Key Services         | 0                                                                                                            | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                                                        |              |                         |
| Community Facilities              | 5                                                                                                            | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                              |              |                         |
| Comments on Suitability           | Outside of DSB. Access is via a driveway off of Chalk Street. 1 tree protected under TPO/2002/83 within 100m |                                                                                                                                                                                                                |              |                         |
| <b>Availability Criteria:</b>     |                                                                                                              | <b>Availability Rating:</b>                                                                                                                                                                                    | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                                            | Held by developer/willing owner/public sector                                                                                                                                                                  |              |                         |
| Land Condition                    | 4                                                                                                            | Established single use                                                                                                                                                                                         |              |                         |
| Legal Constraints                 | 5                                                                                                            | Site does not face any known legal issues                                                                                                                                                                      |              |                         |
| Planning Permission or Allocation | N/A                                                                                                          |                                                                                                                                                                                                                |              |                         |
| Comments on Availability          | Site currently in use for other purpose.                                                                     |                                                                                                                                                                                                                |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                                              | <b>Achievability Rating:</b>                                                                                                                                                                                   | <b>Green</b> |                         |
| Viability                         | 5                                                                                                            | Development is likely viable                                                                                                                                                                                   |              |                         |
| Timescale for Deliverability      | 5                                                                                                            | Up to 5 years                                                                                                                                                                                                  |              |                         |
| Comments on Achievability         |                                                                                                              |                                                                                                                                                                                                                |              |                         |

|                                   |                                                                                                       |                                                                                                                                                                                    |                       |                  |
|-----------------------------------|-------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------|
| SHELAA Reference: CFS6            |                                                                                                       | RAG Rating:                                                                                                                                                                        | Amber                 | 01 November 2025 |
| Site Address:                     | Land North of Peaches House, Southlands Chase, Sandon, Chelmsford, Essex                              |                                                                                                                                                                                    |                       |                  |
| Parish:                           | Danbury                                                                                               | Total Score:                                                                                                                                                                       | 104                   |                  |
| Developable Site Area (ha):       | 0.07                                                                                                  | Reason for discounted areas:                                                                                                                                                       |                       |                  |
| Potential Yield:                  | 2                                                                                                     | Typology:                                                                                                                                                                          | 19                    |                  |
| Proposed Use:                     | Residential                                                                                           | Comments on the size of site:                                                                                                                                                      |                       |                  |
| Suitability Criteria:             |                                                                                                       |                                                                                                                                                                                    | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                     | Site is outside of any existing/proposed employment allocation                                                                                                                     |                       |                  |
| Impact on Retail Areas            | 5                                                                                                     | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |                       |                  |
| Proximity to the Workplace        | 0                                                                                                     | Site is in excess of 2km walking distance of an employment allocation                                                                                                              |                       |                  |
| Public Transport                  | 5                                                                                                     | Site is within 400m walking distance of one or more services                                                                                                                       |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                     | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |                       |                  |
| Vehicle Access                    | 5                                                                                                     | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |                       |                  |
| Strategic Road Access             | N/A                                                                                                   |                                                                                                                                                                                    |                       |                  |
| Designated Heritage Assets        | 5                                                                                                     | Site does not contain any designated heritage assets                                                                                                                               |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                     | Site does not contain any non-designated heritage assets                                                                                                                           |                       |                  |
| Archaeological Assets             | 5                                                                                                     | Site is not thought to contain any assets of archaeological interest                                                                                                               |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                     | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |                       |                  |
| Defined Open Space                | 5                                                                                                     | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                     | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                |                       |                  |
| Land Classification               | 0                                                                                                     | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |                       |                  |
| Protected Natural Features        | 0                                                                                                     | Site partially or wholly comprises of one or more protected natural features                                                                                                       |                       |                  |
| Flood Risk Constraints            | 5                                                                                                     | Site is wholly within Flood Zone 1                                                                                                                                                 |                       |                  |
| Air Quality Management Areas      | 5                                                                                                     | Site is in excess of 500m from a designated AQMA                                                                                                                                   |                       |                  |
| Ground Condition Constraints      | 5                                                                                                     | Ground treatment is not expected to be required                                                                                                                                    |                       |                  |
| Neighbouring Constraints          | 5                                                                                                     | Site has no neighbouring constraints                                                                                                                                               |                       |                  |
| Proximity to Key Services         | 0                                                                                                     | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                            |                       |                  |
| Community Facilities              | 5                                                                                                     | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |                       |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. 2 trees protected under TPO/2009/050 within the site boundary |                                                                                                                                                                                    |                       |                  |
| Availability Criteria:            |                                                                                                       |                                                                                                                                                                                    | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                     | Held by developer/willing owner/public sector                                                                                                                                      |                       |                  |
| Land Condition                    | 4                                                                                                     | Established single use                                                                                                                                                             |                       |                  |
| Legal Constraints                 | 5                                                                                                     | Site does not face any known legal issues                                                                                                                                          |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                   |                                                                                                                                                                                    |                       |                  |
| Comments on Availability          | Site currently in use for other purpose.                                                              |                                                                                                                                                                                    |                       |                  |
| Achievability Criteria:           |                                                                                                       |                                                                                                                                                                                    | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                     | Development is likely viable                                                                                                                                                       |                       |                  |
| Timescale for Deliverability      | 5                                                                                                     | Up to 5 years                                                                                                                                                                      |                       |                  |
| Comments on Achievability         |                                                                                                       |                                                                                                                                                                                    |                       |                  |

|                                   |                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                      |                       |                  |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------|
| SHELAA Reference: CFS7            |                                                                                                                                                                                                                                                                                                       | RAG Rating:                                                                                                                                                                          | Amber                 | 01 November 2025 |
| Site Address:                     | Land opposite Peach House, Southlands Chase, Sandon, Chelmsford, Essex                                                                                                                                                                                                                                |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Sandon                                                                                                                                                                                                                                                                                                | Total Score:                                                                                                                                                                         | 102                   |                  |
| Developable Site Area (ha):       | 2.96                                                                                                                                                                                                                                                                                                  | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 58                                                                                                                                                                                                                                                                                                    | Typology:                                                                                                                                                                            | 3                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                                                                                                           | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                      | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                                                                                     | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                                                                                     | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 0                                                                                                                                                                                                                                                                                                     | Site is in excess of 2km walking distance of an employment allocation                                                                                                                |                       |                  |
| Public Transport                  | 5                                                                                                                                                                                                                                                                                                     | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                                                                                     | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                                                                                     | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                                                                                                                                                                                                     | Site does not contain any designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                                                                                                     | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                                                                                                     | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                                                                                                                     | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                                                                                                                                                     | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                                                                                                                     | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 0                                                                                                                                                                                                                                                                                                     | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                                                                                     | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                                                                                                                     | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                                                                     | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                                                                                                                                     | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                                                                                                                                     | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 0                                                                                                                                                                                                                                                                                                     | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                       |                  |
| Community Facilities              | 3                                                                                                                                                                                                                                                                                                     | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. The field has 2 access points in Southlands Chase and full road frontage on East Hanningfield Road. Trees protected under TPO/2007/014, 3 protected under TPO/2009/050 and 2 protected under TPO/2005/008 within 15 m of site boundary, possibly 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 | Permission 19/00941/FUL granted.                                                                                                                                                                                                                                                                      |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          |                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                      | Achievability Rating: | Yellow           |
| Viability                         | 5                                                                                                                                                                                                                                                                                                     | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 4                                                                                                                                                                                                                                                                                                     | Over 5 years                                                                                                                                                                         |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                      |                       |                  |

|                                   |                                                                                                                                                                           |                                                                                                                                                                                      |                               |                  |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|------------------|
| SHELAA Reference: CFS9            |                                                                                                                                                                           | RAG Rating:                                                                                                                                                                          | Yellow                        | 01 November 2025 |
| Site Address:                     | Land South East of the Lion Inn, Main Road, Boreham, Chelmsford, Essex                                                                                                    |                                                                                                                                                                                      |                               |                  |
| Parish:                           | Boreham                                                                                                                                                                   | Total Score:                                                                                                                                                                         | 106                           |                  |
| Developable Site Area (ha):       | 14.699                                                                                                                                                                    | Reason for discounted areas:                                                                                                                                                         | Overhead power line (0.001ha) |                  |
| Potential Yield:                  | 252                                                                                                                                                                       | Typology:                                                                                                                                                                            | 1                             |                  |
| Proposed Use:                     | Residential                                                                                                                                                               | Comments on the size of site:                                                                                                                                                        |                               |                  |
| Suitability Criteria:             |                                                                                                                                                                           |                                                                                                                                                                                      | Suitability Rating:           | Green            |
| Proximity to Employment Areas     | 5                                                                                                                                                                         | Site is outside of any existing/proposed employment allocation                                                                                                                       |                               |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                         | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                               |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                         | Site is within 2km walking distance of an employment allocation                                                                                                                      |                               |                  |
| Public Transport                  | 5                                                                                                                                                                         | Site is within 400m walking distance of one or more services                                                                                                                         |                               |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                         | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                               |                  |
| Vehicle Access                    | 5                                                                                                                                                                         | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                               |                  |
| Strategic Road Access             | N/A                                                                                                                                                                       |                                                                                                                                                                                      |                               |                  |
| Designated Heritage Assets        | 5                                                                                                                                                                         | Site does not contain any designated heritage assets                                                                                                                                 |                               |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                         | Site does not contain any non-designated heritage assets                                                                                                                             |                               |                  |
| Archaeological Assets             | 5                                                                                                                                                                         | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                               |                  |
| Minerals & Waste Constraints      | 2                                                                                                                                                                         | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment           |                               |                  |
| Defined Open Space                | 5                                                                                                                                                                         | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                               |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                         | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                               |                  |
| Land Classification               | 0                                                                                                                                                                         | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                               |                  |
| Protected Natural Features        | 0                                                                                                                                                                         | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                               |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                         | Site is wholly within Flood Zone 1                                                                                                                                                   |                               |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                         | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                               |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                         | Ground treatment is not expected to be required                                                                                                                                      |                               |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                         | Site has no neighbouring constraints                                                                                                                                                 |                               |                  |
| Proximity to Key Services         | 5                                                                                                                                                                         | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                        |                               |                  |
| Community Facilities              | 3                                                                                                                                                                         | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                               |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Potential vehicular access via The Chase. Woodland TPO TPO/2002/085 possibly with veteran trees, near boundary to the south west. |                                                                                                                                                                                      |                               |                  |
| Availability Criteria:            |                                                                                                                                                                           |                                                                                                                                                                                      | Availability Rating:          | Yellow           |
| Land Ownership                    | 3                                                                                                                                                                         | Promoter has an option to purchase site or collaborate with existing owner                                                                                                           |                               |                  |
| Land Condition                    | 5                                                                                                                                                                         | Vacant land & buildings                                                                                                                                                              |                               |                  |
| Legal Constraints                 | 3                                                                                                                                                                         | Site may possibly face legal issues                                                                                                                                                  |                               |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                       |                                                                                                                                                                                      |                               |                  |
| Comments on Availability          | No evidence of landowner/s support with submission. Site not within promoters ownership.                                                                                  |                                                                                                                                                                                      |                               |                  |
| Achievability Criteria:           |                                                                                                                                                                           |                                                                                                                                                                                      | Achievability Rating:         | Green            |
| Viability                         | 5                                                                                                                                                                         | Development is likely viable                                                                                                                                                         |                               |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                         | Up to 5 years                                                                                                                                                                        |                               |                  |
| Comments on Achievability         |                                                                                                                                                                           |                                                                                                                                                                                      |                               |                  |

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| SHELAA Reference: CFS10           |                                                                                                  | RAG Rating:                                                                                                                                                                                                                                                            | Amber                 | 01 November 2025 |
| Site Address:                     | Mount Maskall, Generals Lane, Boreham, Chelmsford, Essex, CM3 3HW                                |                                                                                                                                                                                                                                                                        |                       |                  |
| Parish:                           | Boreham                                                                                          | Total Score:                                                                                                                                                                                                                                                           | 99                    |                  |
| Developable Site Area (ha):       | 0.77                                                                                             | Reason for discounted areas:                                                                                                                                                                                                                                           |                       |                  |
| Potential Yield:                  | 15                                                                                               | Typology:                                                                                                                                                                                                                                                              | 5                     |                  |
| Proposed Use:                     | Residential                                                                                      | Comments on the size of site:                                                                                                                                                                                                                                          |                       |                  |
| Suitability Criteria:             |                                                                                                  |                                                                                                                                                                                                                                                                        | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                | Site is outside of any existing/proposed employment allocation                                                                                                                                                                                                         |                       |                  |
| Impact on Retail Areas            | 5                                                                                                | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                                                                                     |                       |                  |
| Proximity to the Workplace        | 5                                                                                                | Site is within 2km walking distance of an employment allocation                                                                                                                                                                                                        |                       |                  |
| Public Transport                  | 0                                                                                                | Site is in excess of 400m walking distance from all services                                                                                                                                                                                                           |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                                                                                 |                       |                  |
| Vehicle Access                    | 5                                                                                                | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                                                                                       |                       |                  |
| Strategic Road Access             | N/A                                                                                              |                                                                                                                                                                                                                                                                        |                       |                  |
| Designated Heritage Assets        | 3                                                                                                | Site is adjacent to one or more designated heritage assets                                                                                                                                                                                                             |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                | Site does not contain any non-designated heritage assets                                                                                                                                                                                                               |                       |                  |
| Archaeological Assets             | 5                                                                                                | Site is not thought to contain any assets of archaeological interest                                                                                                                                                                                                   |                       |                  |
| Minerals & Waste Constraints      | 0                                                                                                | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development |                       |                  |
| Defined Open Space                | 5                                                                                                | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                                                                                       |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                                                                                    |                       |                  |
| Land Classification               | 0                                                                                                | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                                                                           |                       |                  |
| Protected Natural Features        | 5                                                                                                | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features                                                                                               |                       |                  |
| Flood Risk Constraints            | 5                                                                                                | Site is wholly within Flood Zone 1                                                                                                                                                                                                                                     |                       |                  |
| Air Quality Management Areas      | 5                                                                                                | Site is in excess of 500m from a designated AQMA                                                                                                                                                                                                                       |                       |                  |
| Ground Condition Constraints      | 3                                                                                                | Ground treatment is expected to be required on part of the site                                                                                                                                                                                                        |                       |                  |
| Neighbouring Constraints          | 5                                                                                                | Site has no neighbouring constraints                                                                                                                                                                                                                                   |                       |                  |
| Proximity to Key Services         | 0                                                                                                | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                                                                                                                |                       |                  |
| Community Facilities              | 5                                                                                                | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                                                                      |                       |                  |
| Comments on Suitability           | Outside of DSB. Grade 2 listed building within site. Mining contamination in the adjacent field. |                                                                                                                                                                                                                                                                        |                       |                  |
| Availability Criteria:            |                                                                                                  |                                                                                                                                                                                                                                                                        | Availability Rating:  | Green            |
| Land Ownership                    | 3                                                                                                | Promoter has an option to purchase site or collaborate with existing owner                                                                                                                                                                                             |                       |                  |
| Land Condition                    | 5                                                                                                | Vacant land & buildings                                                                                                                                                                                                                                                |                       |                  |
| Legal Constraints                 | 5                                                                                                | Site does not face any known legal issues                                                                                                                                                                                                                              |                       |                  |
| Planning Permission or Allocation | N/A                                                                                              |                                                                                                                                                                                                                                                                        |                       |                  |
| Comments on Availability          |                                                                                                  |                                                                                                                                                                                                                                                                        |                       |                  |
| Achievability Criteria:           |                                                                                                  |                                                                                                                                                                                                                                                                        | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                | Development is likely viable                                                                                                                                                                                                                                           |                       |                  |
| Timescale for Deliverability      | 5                                                                                                | Up to 5 years                                                                                                                                                                                                                                                          |                       |                  |
| Comments on Achievability         |                                                                                                  |                                                                                                                                                                                                                                                                        |                       |                  |

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| <b>SHELAA Reference: CFS11</b>    |                                                                        | <b>RAG Rating:</b>                                                                                                                                                                 | <b>Amber</b> | <b>01 November 2025</b> |
| Site Address:                     | Barn at Little Longs Chatham Green, Little Waltham, Chelmsford, Essex  |                                                                                                                                                                                    |              |                         |
| Parish:                           | Little Waltham                                                         | Total Score:                                                                                                                                                                       | 120          |                         |
| Developable Site Area (ha):       | 0.04                                                                   | Reason for discounted areas:                                                                                                                                                       |              |                         |
| Potential Yield:                  | 1                                                                      | Typology:                                                                                                                                                                          | 22           |                         |
| Proposed Use:                     | Residential                                                            | Comments on the size of site:                                                                                                                                                      |              |                         |
| <b>Suitability Criteria:</b>      |                                                                        | <b>Suitability Rating:</b>                                                                                                                                                         | <b>Amber</b> |                         |
| Proximity to Employment Areas     | 5                                                                      | Site is outside of any existing/proposed employment allocation                                                                                                                     |              |                         |
| Impact on Retail Areas            | 5                                                                      | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |              |                         |
| Proximity to the Workplace        | 5                                                                      | Site is within 2km walking distance of an employment allocation                                                                                                                    |              |                         |
| Public Transport                  | 5                                                                      | Site is within 400m walking distance of one or more services                                                                                                                       |              |                         |
| PROW and Cycling Connectivity     | 5                                                                      | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |              |                         |
| Vehicle Access                    | 5                                                                      | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |              |                         |
| Strategic Road Access             | N/A                                                                    |                                                                                                                                                                                    |              |                         |
| Designated Heritage Assets        | 5                                                                      | Site does not contain any designated heritage assets                                                                                                                               |              |                         |
| Non-Designated Heritage Assets    | 5                                                                      | Site does not contain any non-designated heritage assets                                                                                                                           |              |                         |
| Archaeological Assets             | 5                                                                      | Site is not thought to contain any assets of archaeological interest                                                                                                               |              |                         |
| Minerals & Waste Constraints      | 5                                                                      | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |              |                         |
| Defined Open Space                | 5                                                                      | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |              |                         |
| Green Belt & Green Wedge          | 5                                                                      | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                |              |                         |
| Land Classification               | 5                                                                      | Site is predominantly Previously Developed Land                                                                                                                                    |              |                         |
| Protected Natural Features        | 5                                                                      | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features           |              |                         |
| Flood Risk Constraints            | 5                                                                      | Site is wholly within Flood Zone 1                                                                                                                                                 |              |                         |
| Air Quality Management Areas      | 5                                                                      | Site is in excess of 500m from a designated AQMA                                                                                                                                   |              |                         |
| Ground Condition Constraints      | 5                                                                      | Ground treatment is not expected to be required                                                                                                                                    |              |                         |
| Neighbouring Constraints          | 5                                                                      | Site has no neighbouring constraints                                                                                                                                               |              |                         |
| Proximity to Key Services         | 0                                                                      | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                            |              |                         |
| Community Facilities              | 5                                                                      | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |              |                         |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Accessible via a right of way. |                                                                                                                                                                                    |              |                         |
| <b>Availability Criteria:</b>     |                                                                        | <b>Availability Rating:</b>                                                                                                                                                        | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                      | Held by developer/willing owner/public sector                                                                                                                                      |              |                         |
| Land Condition                    | 5                                                                      | Vacant land & buildings                                                                                                                                                            |              |                         |
| Legal Constraints                 | 5                                                                      | Site does not face any known legal issues                                                                                                                                          |              |                         |
| Planning Permission or Allocation | N/A                                                                    |                                                                                                                                                                                    |              |                         |
| Comments on Availability          |                                                                        |                                                                                                                                                                                    |              |                         |
| <b>Achievability Criteria:</b>    |                                                                        | <b>Achievability Rating:</b>                                                                                                                                                       | <b>Green</b> |                         |
| Viability                         | 5                                                                      | Development is likely viable                                                                                                                                                       |              |                         |
| Timescale for Deliverability      | 5                                                                      | Up to 5 years                                                                                                                                                                      |              |                         |
| Comments on Achievability         |                                                                        |                                                                                                                                                                                    |              |                         |

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| SHELAA Reference: CFS12           |                                                                                        | RAG Rating:                                                                                                                                                                        | Amber                 | 01 November 2025 |
| Site Address:                     | Land North East of Recreation Ground, Chatham Green, Little Waltham, Chelmsford, Essex |                                                                                                                                                                                    |                       |                  |
| Parish:                           | Little Waltham                                                                         | Total Score:                                                                                                                                                                       | 110                   |                  |
| Developable Site Area (ha):       | 0.6                                                                                    | Reason for discounted areas:                                                                                                                                                       |                       |                  |
| Potential Yield:                  | 12                                                                                     | Typology:                                                                                                                                                                          | 5                     |                  |
| Proposed Use:                     | Residential                                                                            | Comments on the size of site:                                                                                                                                                      |                       |                  |
| Suitability Criteria:             |                                                                                        |                                                                                                                                                                                    | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                      | Site is outside of any existing/proposed employment allocation                                                                                                                     |                       |                  |
| Impact on Retail Areas            | 5                                                                                      | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |                       |                  |
| Proximity to the Workplace        | 5                                                                                      | Site is within 2km walking distance of an employment allocation                                                                                                                    |                       |                  |
| Public Transport                  | 5                                                                                      | Site is within 400m walking distance of one or more services                                                                                                                       |                       |                  |
| PROW and Cycling Connectivity     | 0                                                                                      | Site is not connected to either an existing PROW or cycle network                                                                                                                  |                       |                  |
| Vehicle Access                    | 5                                                                                      | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |                       |                  |
| Strategic Road Access             | N/A                                                                                    |                                                                                                                                                                                    |                       |                  |
| Designated Heritage Assets        | 5                                                                                      | Site does not contain any designated heritage assets                                                                                                                               |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                      | Site does not contain any non-designated heritage assets                                                                                                                           |                       |                  |
| Archaeological Assets             | 5                                                                                      | Site is not thought to contain any assets of archaeological interest                                                                                                               |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                      | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |                       |                  |
| Defined Open Space                | 5                                                                                      | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                      | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                |                       |                  |
| Land Classification               | 0                                                                                      | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |                       |                  |
| Protected Natural Features        | 5                                                                                      | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features           |                       |                  |
| Flood Risk Constraints            | 5                                                                                      | Site is wholly within Flood Zone 1                                                                                                                                                 |                       |                  |
| Air Quality Management Areas      | 5                                                                                      | Site is in excess of 500m from a designated AQMA                                                                                                                                   |                       |                  |
| Ground Condition Constraints      | 5                                                                                      | Ground treatment is not expected to be required                                                                                                                                    |                       |                  |
| Neighbouring Constraints          | 5                                                                                      | Site has no neighbouring constraints                                                                                                                                               |                       |                  |
| Proximity to Key Services         | 0                                                                                      | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                            |                       |                  |
| Community Facilities              | 5                                                                                      | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |                       |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Gated road access.                              |                                                                                                                                                                                    |                       |                  |
| Availability Criteria:            |                                                                                        |                                                                                                                                                                                    | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                      | Held by developer/willing owner/public sector                                                                                                                                      |                       |                  |
| Land Condition                    | 5                                                                                      | Vacant land & buildings                                                                                                                                                            |                       |                  |
| Legal Constraints                 | 5                                                                                      | Site does not face any known legal issues                                                                                                                                          |                       |                  |
| Planning Permission or Allocation | N/A                                                                                    |                                                                                                                                                                                    |                       |                  |
| Comments on Availability          |                                                                                        |                                                                                                                                                                                    |                       |                  |
| Achievability Criteria:           |                                                                                        |                                                                                                                                                                                    | Achievability Rating: | Green            |
| Viability                         | 5                                                                                      | Development is likely viable                                                                                                                                                       |                       |                  |
| Timescale for Deliverability      | 5                                                                                      | Up to 5 years                                                                                                                                                                      |                       |                  |
| Comments on Achievability         |                                                                                        |                                                                                                                                                                                    |                       |                  |



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| SHELAA Reference: CFS13           |                                                                                                                                 | RAG Rating:                                                                                                                                                                          | Green                       | 01 November 2025 |
| Site Address:                     | Land South East of Tyrells Cottages, Main Road, Boreham, Chelmsford, Essex                                                      |                                                                                                                                                                                      |                             |                  |
| Parish:                           | Boreham                                                                                                                         | Total Score:                                                                                                                                                                         | 105                         |                  |
| Developable Site Area (ha):       | 6.975                                                                                                                           | Reason for discounted areas:                                                                                                                                                         | Electricity lines (0.025ha) |                  |
| Potential Yield:                  | 120                                                                                                                             | Typology:                                                                                                                                                                            | 2                           |                  |
| Proposed Use:                     | Residential                                                                                                                     | Comments on the size of site:                                                                                                                                                        |                             |                  |
| Suitability Criteria:             |                                                                                                                                 |                                                                                                                                                                                      | Suitability Rating:         | Green            |
| Proximity to Employment Areas     | 5                                                                                                                               | Site is outside of any existing/proposed employment allocation                                                                                                                       |                             |                  |
| Impact on Retail Areas            | 5                                                                                                                               | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                             |                  |
| Proximity to the Workplace        | 5                                                                                                                               | Site is within 2km walking distance of an employment allocation                                                                                                                      |                             |                  |
| Public Transport                  | 5                                                                                                                               | Site is within 400m walking distance of one or more services                                                                                                                         |                             |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                               | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                             |                  |
| Vehicle Access                    | 5                                                                                                                               | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                             |                  |
| Strategic Road Access             | N/A                                                                                                                             |                                                                                                                                                                                      |                             |                  |
| Designated Heritage Assets        | 5                                                                                                                               | Site does not contain any designated heritage assets                                                                                                                                 |                             |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                               | Site does not contain any non-designated heritage assets                                                                                                                             |                             |                  |
| Archaeological Assets             | 5                                                                                                                               | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                             |                  |
| Minerals & Waste Constraints      | 2                                                                                                                               | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment           |                             |                  |
| Defined Open Space                | 5                                                                                                                               | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                             |                  |
| Green Belt & Green Wedge          | 5                                                                                                                               | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                             |                  |
| Land Classification               | 0                                                                                                                               | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                             |                  |
| Protected Natural Features        | 0                                                                                                                               | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                             |                  |
| Flood Risk Constraints            | 2                                                                                                                               | Up to 25% of the site area is within Flood Zone 3                                                                                                                                    |                             |                  |
| Air Quality Management Areas      | 5                                                                                                                               | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                             |                  |
| Ground Condition Constraints      | 5                                                                                                                               | Ground treatment is not expected to be required                                                                                                                                      |                             |                  |
| Neighbouring Constraints          | 5                                                                                                                               | Site has no neighbouring constraints                                                                                                                                                 |                             |                  |
| Proximity to Key Services         | 3                                                                                                                               | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |                             |                  |
| Community Facilities              | 3                                                                                                                               | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                             |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Woodland TPO, TPO/2002/085 possibly with veteran trees, near boundary to the south east. |                                                                                                                                                                                      |                             |                  |
| Availability Criteria:            |                                                                                                                                 |                                                                                                                                                                                      | Availability Rating:        | Green            |
| Land Ownership                    | 5                                                                                                                               | Held by developer/willing owner/public sector                                                                                                                                        |                             |                  |
| Land Condition                    | 5                                                                                                                               | Vacant land & buildings                                                                                                                                                              |                             |                  |
| Legal Constraints                 | 5                                                                                                                               | Site does not face any known legal issues                                                                                                                                            |                             |                  |
| Planning Permission or Allocation | N/A                                                                                                                             |                                                                                                                                                                                      |                             |                  |
| Comments on Availability          | Electricity Pylons run through the site.                                                                                        |                                                                                                                                                                                      |                             |                  |
| Achievability Criteria:           |                                                                                                                                 |                                                                                                                                                                                      | Achievability Rating:       | Green            |
| Viability                         | 5                                                                                                                               | Development is likely viable                                                                                                                                                         |                             |                  |
| Timescale for Deliverability      | 5                                                                                                                               | Up to 5 years                                                                                                                                                                        |                             |                  |
| Comments on Achievability         |                                                                                                                                 |                                                                                                                                                                                      |                             |                  |



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| SHELAA Reference: CFS14           |                                                                                                                                                           | RAG Rating:                                                                                                                                                                                                    | Red                          | 01 November 2025 |
| Site Address:                     | Sutch and Searle Warehouse, Highwood Road, Writtle, Chelmsford, CM1 3PT                                                                                   |                                                                                                                                                                                                                |                              |                  |
| Parish:                           | Writtle                                                                                                                                                   | Total Score:                                                                                                                                                                                                   | 97                           |                  |
| Developable Site Area (ha):       | 1.76                                                                                                                                                      | Reason for discounted areas:                                                                                                                                                                                   | Gas pipeline buffer (0.31ha) |                  |
| Potential Yield:                  | 73                                                                                                                                                        | Typology:                                                                                                                                                                                                      | 7                            |                  |
| Proposed Use:                     | Residential                                                                                                                                               | Comments on the size of site:                                                                                                                                                                                  |                              |                  |
| Suitability Criteria:             |                                                                                                                                                           |                                                                                                                                                                                                                | Suitability Rating:          | Red              |
| Proximity to Employment Areas     | 5                                                                                                                                                         | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |                              |                  |
| Impact on Retail Areas            | 5                                                                                                                                                         | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |                              |                  |
| Proximity to the Workplace        | 5                                                                                                                                                         | Site is within 2km walking distance of an employment allocation                                                                                                                                                |                              |                  |
| Public Transport                  | 0                                                                                                                                                         | Site is in excess of 400m walking distance from all services                                                                                                                                                   |                              |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                         | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                         |                              |                  |
| Vehicle Access                    | 5                                                                                                                                                         | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |                              |                  |
| Strategic Road Access             | N/A                                                                                                                                                       |                                                                                                                                                                                                                |                              |                  |
| Designated Heritage Assets        | 5                                                                                                                                                         | Site does not contain any designated heritage assets                                                                                                                                                           |                              |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                         | Site does not contain any non-designated heritage assets                                                                                                                                                       |                              |                  |
| Archaeological Assets             | 5                                                                                                                                                         | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                              |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                         | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |                              |                  |
| Defined Open Space                | 5                                                                                                                                                         | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |                              |                  |
| Green Belt & Green Wedge          | 0                                                                                                                                                         | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                              |                  |
| Land Classification               | 5                                                                                                                                                         | Site is predominantly Previously Developed Land                                                                                                                                                                |                              |                  |
| Protected Natural Features        | 3                                                                                                                                                         | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                              |                  |
| Flood Risk Constraints            | 5                                                                                                                                                         | Site is wholly within Flood Zone 1                                                                                                                                                                             |                              |                  |
| Air Quality Management Areas      | 5                                                                                                                                                         | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                              |                  |
| Ground Condition Constraints      | 3                                                                                                                                                         | Ground treatment is expected to be required on part of the site                                                                                                                                                |                              |                  |
| Neighbouring Constraints          | 0                                                                                                                                                         | Site has neighbouring constraints with no potential for mitigation                                                                                                                                             |                              |                  |
| Proximity to Key Services         | 0                                                                                                                                                         | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                                                        |                              |                  |
| Community Facilities              | 3                                                                                                                                                         | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                           |                              |                  |
| Comments on Suitability           | Outside of DSB. Ancient Woodland ID 619, Lee Wood within 15m to the south of the sitel adjacent site there is an infill pond with category 4 containment. |                                                                                                                                                                                                                |                              |                  |
| Availability Criteria:            |                                                                                                                                                           |                                                                                                                                                                                                                | Availability Rating:         | Green            |
| Land Ownership                    | 5                                                                                                                                                         | Held by developer/willing owner/public sector                                                                                                                                                                  |                              |                  |
| Land Condition                    | 3                                                                                                                                                         | Low intensity land uses                                                                                                                                                                                        |                              |                  |
| Legal Constraints                 | 5                                                                                                                                                         | Site does not face any known legal issues                                                                                                                                                                      |                              |                  |
| Planning Permission or Allocation | 22/02304/OUT received, yet to be determined                                                                                                               |                                                                                                                                                                                                                |                              |                  |
| Comments on Availability          | Site currently in use for other purposes.                                                                                                                 |                                                                                                                                                                                                                |                              |                  |
| Achievability Criteria:           |                                                                                                                                                           |                                                                                                                                                                                                                | Achievability Rating:        | Green            |
| Viability                         | 5                                                                                                                                                         | Development is likely viable                                                                                                                                                                                   |                              |                  |
| Timescale for Deliverability      | 5                                                                                                                                                         | Up to 5 years                                                                                                                                                                                                  |                              |                  |
| Comments on Achievability         |                                                                                                                                                           |                                                                                                                                                                                                                |                              |                  |

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| <b>SHELAA Reference: CFS17</b>    |                                                                              | <b>RAG Rating:</b>                                                                                                                                                                 | <b>Red</b>                       | <b>01 November 2025</b> |
| Site Address:                     | Argents Nursery, Highwood Road, Edney Common, Chelmsford, Essex, CM1 3PZ     |                                                                                                                                                                                    |                                  |                         |
| Parish:                           | Highwood                                                                     | Total Score:                                                                                                                                                                       | 101                              |                         |
| Developable Site Area (ha):       | 0.22                                                                         | Reason for discounted areas:                                                                                                                                                       | Gas installation buffer (3.05ha) |                         |
| Potential Yield:                  | 9                                                                            | Typology:                                                                                                                                                                          | 20                               |                         |
| Proposed Use:                     | Residential                                                                  | Comments on the size of site:                                                                                                                                                      |                                  |                         |
| <b>Suitability Criteria:</b>      |                                                                              | <b>Suitability Rating:</b>                                                                                                                                                         | <b>Red</b>                       |                         |
| Proximity to Employment Areas     | 5                                                                            | Site is outside of any existing/proposed employment allocation                                                                                                                     |                                  |                         |
| Impact on Retail Areas            | 5                                                                            | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |                                  |                         |
| Proximity to the Workplace        | 0                                                                            | Site is in excess of 2km walking distance of an employment allocation                                                                                                              |                                  |                         |
| Public Transport                  | 5                                                                            | Site is within 400m walking distance of one or more services                                                                                                                       |                                  |                         |
| PROW and Cycling Connectivity     | 5                                                                            | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |                                  |                         |
| Vehicle Access                    | 5                                                                            | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |                                  |                         |
| Strategic Road Access             | N/A                                                                          |                                                                                                                                                                                    |                                  |                         |
| Designated Heritage Assets        | 3                                                                            | Site is adjacent to one or more designated heritage assets                                                                                                                         |                                  |                         |
| Non-Designated Heritage Assets    | 5                                                                            | Site does not contain any non-designated heritage assets                                                                                                                           |                                  |                         |
| Archaeological Assets             | 5                                                                            | Site is not thought to contain any assets of archaeological interest                                                                                                               |                                  |                         |
| Minerals & Waste Constraints      | 5                                                                            | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |                                  |                         |
| Defined Open Space                | 5                                                                            | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |                                  |                         |
| Green Belt & Green Wedge          | 0                                                                            | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                      |                                  |                         |
| Land Classification               | 5                                                                            | Site is predominantly Previously Developed Land                                                                                                                                    |                                  |                         |
| Protected Natural Features        | 5                                                                            | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features           |                                  |                         |
| Flood Risk Constraints            | 5                                                                            | Site is wholly within Flood Zone 1                                                                                                                                                 |                                  |                         |
| Air Quality Management Areas      | 5                                                                            | Site is in excess of 500m from a designated AQMA                                                                                                                                   |                                  |                         |
| Ground Condition Constraints      | 0                                                                            | Ground treatment is expected to be required on the majority (90% or more) of the site                                                                                              |                                  |                         |
| Neighbouring Constraints          | 5                                                                            | Site has no neighbouring constraints                                                                                                                                               |                                  |                         |
| Proximity to Key Services         | 0                                                                            | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                            |                                  |                         |
| Community Facilities              | 5                                                                            | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |                                  |                         |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Adjacent to grade 2 listed building. |                                                                                                                                                                                    |                                  |                         |
| <b>Availability Criteria:</b>     |                                                                              | <b>Availability Rating:</b>                                                                                                                                                        | <b>Green</b>                     |                         |
| Land Ownership                    | 5                                                                            | Held by developer/willing owner/public sector                                                                                                                                      |                                  |                         |
| Land Condition                    | 3                                                                            | Low intensity land uses                                                                                                                                                            |                                  |                         |
| Legal Constraints                 | 5                                                                            | Site does not face any known legal issues                                                                                                                                          |                                  |                         |
| Planning Permission or Allocation | N/A                                                                          |                                                                                                                                                                                    |                                  |                         |
| Comments on Availability          | Site currently in use for other purpose.                                     |                                                                                                                                                                                    |                                  |                         |
| <b>Achievability Criteria:</b>    |                                                                              | <b>Achievability Rating:</b>                                                                                                                                                       | <b>Green</b>                     |                         |
| Viability                         | 5                                                                            | Development is likely viable                                                                                                                                                       |                                  |                         |
| Timescale for Deliverability      | 5                                                                            | Up to 5 years                                                                                                                                                                      |                                  |                         |
| Comments on Achievability         |                                                                              |                                                                                                                                                                                    |                                  |                         |

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| SHELAA Reference: CFS18           |                                                                                                                                                                                                                                            | RAG Rating:                                                                                                                                                                        | Amber                 | 01 November 2025 |
| Site Address:                     | Land North of White Elm Cottage, Hyde Lane, Danbury, Chelmsford, Essex                                                                                                                                                                     |                                                                                                                                                                                    |                       |                  |
| Parish:                           | Danbury                                                                                                                                                                                                                                    | Total Score:                                                                                                                                                                       | 91                    |                  |
| Developable Site Area (ha):       | 0.52                                                                                                                                                                                                                                       | Reason for discounted areas:                                                                                                                                                       |                       |                  |
| Potential Yield:                  | 10                                                                                                                                                                                                                                         | Typology:                                                                                                                                                                          | 5                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                                                | Comments on the size of site:                                                                                                                                                      |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                            |                                                                                                                                                                                    | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                          | Site is outside of any existing/proposed employment allocation                                                                                                                     |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                          | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |                       |                  |
| Proximity to the Workplace        | 0                                                                                                                                                                                                                                          | Site is in excess of 2km walking distance of an employment allocation                                                                                                              |                       |                  |
| Public Transport                  | 0                                                                                                                                                                                                                                          | Site is in excess of 400m walking distance from all services                                                                                                                       |                       |                  |
| PROW and Cycling Connectivity     | 0                                                                                                                                                                                                                                          | Site is not connected to either an existing PROW or cycle network                                                                                                                  |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                          | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                        |                                                                                                                                                                                    |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                                                                                                                                          | Site does not contain any designated heritage assets                                                                                                                               |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                                          | Site does not contain any non-designated heritage assets                                                                                                                           |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                                          | Site is not thought to contain any assets of archaeological interest                                                                                                               |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                                                          | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                                                                                          | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                                                          | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                |                       |                  |
| Land Classification               | 0                                                                                                                                                                                                                                          | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                          | Site partially or wholly comprises of one or more protected natural features                                                                                                       |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                                                          | Site is wholly within Flood Zone 1                                                                                                                                                 |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                          | Site is in excess of 500m from a designated AQMA                                                                                                                                   |                       |                  |
| Ground Condition Constraints      | 3                                                                                                                                                                                                                                          | Ground treatment is expected to be required on part of the site                                                                                                                    |                       |                  |
| Neighbouring Constraints          | 0                                                                                                                                                                                                                                          | Site has neighbouring constraints with no potential for mitigation                                                                                                                 |                       |                  |
| Proximity to Key Services         | 3                                                                                                                                                                                                                                          | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                       |                       |                  |
| Community Facilities              | 5                                                                                                                                                                                                                                          | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |                       |                  |
| Comments on Suitability           | Outside of DSB. The site is accessed from Hyde Lane. Site has a tree belt protected by TPO/2013/013 to the east of the site. This tree belt may contain veteran trees.Land adjacent was a petrol station and opposite a former gravel pit. |                                                                                                                                                                                    |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                            |                                                                                                                                                                                    | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                                                          | Held by developer/willing owner/public sector                                                                                                                                      |                       |                  |
| Land Condition                    | 5                                                                                                                                                                                                                                          | Vacant land & buildings                                                                                                                                                            |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                                          | Site does not face any known legal issues                                                                                                                                          |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                        |                                                                                                                                                                                    |                       |                  |
| Comments on Availability          |                                                                                                                                                                                                                                            |                                                                                                                                                                                    |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                            |                                                                                                                                                                                    | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                                                                                          | Development is likely viable                                                                                                                                                       |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                          | Up to 5 years                                                                                                                                                                      |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                            |                                                                                                                                                                                    |                       |                  |

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| SHELAA Reference: CFS19           |                                                                                                                  | RAG Rating:                                                                                                                                                                        | Amber                 | 01 November 2025 |
| Site Address:                     | Land Adjacent The Gables, Banters Lane, Great Leighs, Chelmsford                                                 |                                                                                                                                                                                    |                       |                  |
| Parish:                           | Great Leighs                                                                                                     | Total Score:                                                                                                                                                                       | 105                   |                  |
| Developable Site Area (ha):       | 0.64                                                                                                             | Reason for discounted areas:                                                                                                                                                       |                       |                  |
| Potential Yield:                  | 12                                                                                                               | Typology:                                                                                                                                                                          | 5                     |                  |
| Proposed Use:                     | Residential                                                                                                      | Comments on the size of site:                                                                                                                                                      |                       |                  |
| Suitability Criteria:             |                                                                                                                  |                                                                                                                                                                                    | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                | Site is outside of any existing/proposed employment allocation                                                                                                                     |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                | Site is within 2km walking distance of an employment allocation                                                                                                                    |                       |                  |
| Public Transport                  | 5                                                                                                                | Site is within 400m walking distance of one or more services                                                                                                                       |                       |                  |
| PROW and Cycling Connectivity     | 0                                                                                                                | Site is not connected to either an existing PROW or cycle network                                                                                                                  |                       |                  |
| Vehicle Access                    | 5                                                                                                                | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |                       |                  |
| Strategic Road Access             | N/A                                                                                                              |                                                                                                                                                                                    |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                | Site does not contain any designated heritage assets                                                                                                                               |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                | Site does not contain any non-designated heritage assets                                                                                                                           |                       |                  |
| Archaeological Assets             | 5                                                                                                                | Site is not thought to contain any assets of archaeological interest                                                                                                               |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |                       |                  |
| Defined Open Space                | 5                                                                                                                | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                |                       |                  |
| Land Classification               | 0                                                                                                                | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |                       |                  |
| Protected Natural Features        | 0                                                                                                                | Site partially or wholly comprises of one or more protected natural features                                                                                                       |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                | Site is wholly within Flood Zone 1                                                                                                                                                 |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                | Site is in excess of 500m from a designated AQMA                                                                                                                                   |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                | Ground treatment is not expected to be required                                                                                                                                    |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                | Site has no neighbouring constraints                                                                                                                                               |                       |                  |
| Proximity to Key Services         | 0                                                                                                                | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                            |                       |                  |
| Community Facilities              | 5                                                                                                                | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |                       |                  |
| Comments on Suitability           | Within DSB. In range of bus stops. TPO/2003/028 within the site and on boundary, also a tree belt adjacent site. |                                                                                                                                                                                    |                       |                  |
| Availability Criteria:            |                                                                                                                  |                                                                                                                                                                                    | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                | Held by developer/willing owner/public sector                                                                                                                                      |                       |                  |
| Land Condition                    | 5                                                                                                                | Vacant land & buildings                                                                                                                                                            |                       |                  |
| Legal Constraints                 | 5                                                                                                                | Site does not face any known legal issues                                                                                                                                          |                       |                  |
| Planning Permission or Allocation | Site is already allocated within Local Plan forming part of SGS7c                                                |                                                                                                                                                                                    |                       |                  |
| Comments on Availability          |                                                                                                                  |                                                                                                                                                                                    |                       |                  |
| Achievability Criteria:           |                                                                                                                  |                                                                                                                                                                                    | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                | Development is likely viable                                                                                                                                                       |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                | Up to 5 years                                                                                                                                                                      |                       |                  |
| Comments on Achievability         |                                                                                                                  |                                                                                                                                                                                    |                       |                  |

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| <b>SHELAA Reference: CFS20</b>    |                                                                                                             | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                     | Land East of Barn Mead, Galleywood, Chelmsford, Essex                                                       |                                                                                                                                                                                      |              |                         |
| Parish:                           | Galleywood                                                                                                  | Total Score:                                                                                                                                                                         | 109          |                         |
| Developable Site Area (ha):       | 1.2                                                                                                         | Reason for discounted areas:                                                                                                                                                         |              |                         |
| Potential Yield:                  | 92                                                                                                          | Typology:                                                                                                                                                                            | 30           |                         |
| Proposed Use:                     | Residential - Older persons                                                                                 | Comments on the size of site:                                                                                                                                                        |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                                             | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Red</b>   |                         |
| Proximity to Employment Areas     | 5                                                                                                           | Site is outside of any existing/proposed employment allocation                                                                                                                       |              |                         |
| Impact on Retail Areas            | 5                                                                                                           | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |              |                         |
| Proximity to the Workplace        | 5                                                                                                           | Site is within 2km walking distance of an employment allocation                                                                                                                      |              |                         |
| Public Transport                  | 5                                                                                                           | Site is within 400m walking distance of one or more services                                                                                                                         |              |                         |
| PROW and Cycling Connectivity     | 5                                                                                                           | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |              |                         |
| Vehicle Access                    | 5                                                                                                           | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |              |                         |
| Strategic Road Access             | N/A                                                                                                         |                                                                                                                                                                                      |              |                         |
| Designated Heritage Assets        | 5                                                                                                           | Site does not contain any designated heritage assets                                                                                                                                 |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                                           | Site does not contain any non-designated heritage assets                                                                                                                             |              |                         |
| Archaeological Assets             | 5                                                                                                           | Site is not thought to contain any assets of archaeological interest                                                                                                                 |              |                         |
| Minerals & Waste Constraints      | 5                                                                                                           | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |              |                         |
| Defined Open Space                | 5                                                                                                           | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |              |                         |
| Green Belt & Green Wedge          | 0                                                                                                           | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |              |                         |
| Land Classification               | 3                                                                                                           | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use                                   |              |                         |
| Protected Natural Features        | 0                                                                                                           | Site partially or wholly comprises of one or more protected natural features                                                                                                         |              |                         |
| Flood Risk Constraints            | 5                                                                                                           | Site is wholly within Flood Zone 1                                                                                                                                                   |              |                         |
| Air Quality Management Areas      | 5                                                                                                           | Site is in excess of 500m from a designated AQMA                                                                                                                                     |              |                         |
| Ground Condition Constraints      | 5                                                                                                           | Ground treatment is not expected to be required                                                                                                                                      |              |                         |
| Neighbouring Constraints          | 5                                                                                                           | Site has no neighbouring constraints                                                                                                                                                 |              |                         |
| Proximity to Key Services         | 3                                                                                                           | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |              |                         |
| Community Facilities              | 3                                                                                                           | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |              |                         |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Access and services from Barn Mead. Wholly covered by TPO/2013/034. |                                                                                                                                                                                      |              |                         |
| <b>Availability Criteria:</b>     |                                                                                                             | <b>Availability Rating:</b>                                                                                                                                                          | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                                           | Held by developer/willing owner/public sector                                                                                                                                        |              |                         |
| Land Condition                    | 5                                                                                                           | Vacant land & buildings                                                                                                                                                              |              |                         |
| Legal Constraints                 | 5                                                                                                           | Site does not face any known legal issues                                                                                                                                            |              |                         |
| Planning Permission or Allocation | N/A                                                                                                         |                                                                                                                                                                                      |              |                         |
| Comments on Availability          | Overhead supply cables run through site.                                                                    |                                                                                                                                                                                      |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                                             | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b> |                         |
| Viability                         | 5                                                                                                           | Development is likely viable                                                                                                                                                         |              |                         |
| Timescale for Deliverability      | 5                                                                                                           | Up to 5 years                                                                                                                                                                        |              |                         |
| Comments on Achievability         |                                                                                                             |                                                                                                                                                                                      |              |                         |

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| SHELAA Reference: CFS22           |                                                                    | RAG Rating:                                                                                                                                                                          | Red                   | 01 November 2025 |
| Site Address:                     | Longcroft, Maldon Road, Margaretting, Ingatestone, Essex, CM4 9JR  |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Margaretting                                                       | Total Score:                                                                                                                                                                         | 92                    |                  |
| Developable Site Area (ha):       | 1.06                                                               | Reason for discounted areas:                                                                                                                                                         | Oil pipeline (0.03ha) |                  |
| Potential Yield:                  | 20                                                                 | Typology:                                                                                                                                                                            | 4                     |                  |
| Proposed Use:                     | Residential                                                        | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                    |                                                                                                                                                                                      | Suitability Rating:   | Red              |
| Proximity to Employment Areas     | 5                                                                  | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                  | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 0                                                                  | Site is in excess of 2km walking distance of an employment allocation                                                                                                                |                       |                  |
| Public Transport                  | 0                                                                  | Site is in excess of 400m walking distance from all services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                  | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                  | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 5                                                                  | Site does not contain any designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                  | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                  | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                  | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                  | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 0                                                                  | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |                       |                  |
| Land Classification               | 0                                                                  | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 5                                                                  | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |                       |                  |
| Flood Risk Constraints            | 2                                                                  | Up to 25% of the site area is within Flood Zone 3                                                                                                                                    |                       |                  |
| Air Quality Management Areas      | 5                                                                  | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 3                                                                  | Ground treatment is expected to be required on part of the site                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                  | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 0                                                                  | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                       |                  |
| Community Facilities              | 3                                                                  | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Outside of DSB. Contaminated land priority 2 on the adjacent site. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                    |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                  | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 4                                                                  | Established single use                                                                                                                                                               |                       |                  |
| Legal Constraints                 | 5                                                                  | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | 22/02283/FUL received, yet to be determined                        |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          | Site currently in use for other purpose.                           |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                    |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                  | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                  | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                    |                                                                                                                                                                                      |                       |                  |

|                                   |                                                                                                                               |                                                                                                                                                                                      |                                                             |                  |
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| SHELAA Reference: CFS23           |                                                                                                                               | RAG Rating:                                                                                                                                                                          | Red                                                         | 01 November 2025 |
| Site Address:                     | Land South of Petton, Stock Road, Stock, Ingatestone, Essex                                                                   |                                                                                                                                                                                      |                                                             |                  |
| Parish:                           | Stock                                                                                                                         | Total Score:                                                                                                                                                                         | 103                                                         |                  |
| Developable Site Area (ha):       | 3.91                                                                                                                          | Reason for discounted areas:                                                                                                                                                         | Sewage pumping station (0.03ha)                             |                  |
| Potential Yield:                  | 77                                                                                                                            | Typology:                                                                                                                                                                            | 3+33+38                                                     |                  |
| Proposed Use:                     | Mixed Use                                                                                                                     | Comments on the size of site:                                                                                                                                                        | Size of site is potentially suitable for all employment use |                  |
| Suitability Criteria:             |                                                                                                                               |                                                                                                                                                                                      | Suitability Rating:                                         | Red              |
| Proximity to Employment Areas     | 5                                                                                                                             | Site is outside of any existing/proposed employment allocation                                                                                                                       |                                                             |                  |
| Impact on Retail Areas            | 5                                                                                                                             | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                                                             |                  |
| Proximity to the Workplace        | 5                                                                                                                             | Site is within 2km walking distance of an employment allocation                                                                                                                      |                                                             |                  |
| Public Transport                  | 5                                                                                                                             | Site is within 400m walking distance of one or more services                                                                                                                         |                                                             |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                             | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                                                             |                  |
| Vehicle Access                    | 5                                                                                                                             | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                                                             |                  |
| Strategic Road Access             | 2                                                                                                                             | Site has direct access to or is adjacent to a safeguarded trunk road or B-road                                                                                                       |                                                             |                  |
| Designated Heritage Assets        | 5                                                                                                                             | Site does not contain any designated heritage assets                                                                                                                                 |                                                             |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                             | Site does not contain any non-designated heritage assets                                                                                                                             |                                                             |                  |
| Archaeological Assets             | 5                                                                                                                             | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                                                             |                  |
| Minerals & Waste Constraints      | 5                                                                                                                             | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                                                             |                  |
| Defined Open Space                | 5                                                                                                                             | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                                                             |                  |
| Green Belt & Green Wedge          | 0                                                                                                                             | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |                                                             |                  |
| Land Classification               | 0                                                                                                                             | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                                                             |                  |
| Protected Natural Features        | 0                                                                                                                             | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                                                             |                  |
| Flood Risk Constraints            | 5                                                                                                                             | Site is wholly within Flood Zone 1                                                                                                                                                   |                                                             |                  |
| Air Quality Management Areas      | 5                                                                                                                             | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                                                             |                  |
| Ground Condition Constraints      | 3                                                                                                                             | Ground treatment is expected to be required on part of the site                                                                                                                      |                                                             |                  |
| Neighbouring Constraints          | 5                                                                                                                             | Site has no neighbouring constraints                                                                                                                                                 |                                                             |                  |
| Proximity to Key Services         | 5                                                                                                                             | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                        |                                                             |                  |
| Community Facilities              | 3                                                                                                                             | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                                                             |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Woodland TPO, TPO/2012/006 adjacent site to the north east, may contain veteran trees. |                                                                                                                                                                                      |                                                             |                  |
| Availability Criteria:            |                                                                                                                               |                                                                                                                                                                                      | Availability Rating:                                        | Yellow           |
| Land Ownership                    | 0                                                                                                                             | Known to be in particularly complex/multiple ownership                                                                                                                               |                                                             |                  |
| Land Condition                    | 5                                                                                                                             | Vacant land & buildings                                                                                                                                                              |                                                             |                  |
| Legal Constraints                 | 5                                                                                                                             | Site does not face any known legal issues                                                                                                                                            |                                                             |                  |
| Planning Permission or Allocation | N/A                                                                                                                           |                                                                                                                                                                                      |                                                             |                  |
| Comments on Availability          | Multiple ownership.                                                                                                           |                                                                                                                                                                                      |                                                             |                  |
| Achievability Criteria:           |                                                                                                                               |                                                                                                                                                                                      | Achievability Rating:                                       | Green            |
| Viability                         | 5                                                                                                                             | Development is likely viable                                                                                                                                                         |                                                             |                  |
| Timescale for Deliverability      | 5                                                                                                                             | Up to 5 years                                                                                                                                                                        |                                                             |                  |
| Comments on Achievability         |                                                                                                                               |                                                                                                                                                                                      |                                                             |                  |



|                                   |                                                                                |                                                                                                                                                                                      |                                                             |                  |
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| SHELAA Reference: CFS24           |                                                                                | RAG Rating:                                                                                                                                                                          | Amber                                                       | 01 November 2025 |
| Site Address:                     | Kings Farm, Main Road, Ford End, Chelmsford, Essex, CM3 1LN                    |                                                                                                                                                                                      |                                                             |                  |
| Parish:                           | Great Waltham                                                                  | Total Score:                                                                                                                                                                         | 102                                                         |                  |
| Developable Site Area (ha):       | 13.51                                                                          | Reason for discounted areas:                                                                                                                                                         |                                                             |                  |
| Potential Yield:                  | 232                                                                            | Typology:                                                                                                                                                                            | 1+33+38                                                     |                  |
| Proposed Use:                     | Mixed Use                                                                      | Comments on the size of site:                                                                                                                                                        | Size of site is potentially suitable for all employment use |                  |
| Suitability Criteria:             |                                                                                |                                                                                                                                                                                      | Suitability Rating:                                         | Amber            |
| Proximity to Employment Areas     | 5                                                                              | Site is outside of any existing/proposed employment allocation                                                                                                                       |                                                             |                  |
| Impact on Retail Areas            | 5                                                                              | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                                                             |                  |
| Proximity to the Workplace        | 5                                                                              | Site is within 2km walking distance of an employment allocation                                                                                                                      |                                                             |                  |
| Public Transport                  | 5                                                                              | Site is within 400m walking distance of one or more services                                                                                                                         |                                                             |                  |
| PROW and Cycling Connectivity     | 5                                                                              | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                                                             |                  |
| Vehicle Access                    | 5                                                                              | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                                                             |                  |
| Strategic Road Access             | 2                                                                              | Site has direct access to or is adjacent to a safeguarded trunk road or B-road                                                                                                       |                                                             |                  |
| Designated Heritage Assets        | 3                                                                              | Site is adjacent to one or more designated heritage assets                                                                                                                           |                                                             |                  |
| Non-Designated Heritage Assets    | 5                                                                              | Site does not contain any non-designated heritage assets                                                                                                                             |                                                             |                  |
| Archaeological Assets             | 5                                                                              | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                                                             |                  |
| Minerals & Waste Constraints      | 2                                                                              | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment           |                                                             |                  |
| Defined Open Space                | 5                                                                              | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                                                             |                  |
| Green Belt & Green Wedge          | 5                                                                              | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                                                             |                  |
| Land Classification               | 0                                                                              | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                                                             |                  |
| Protected Natural Features        | 5                                                                              | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |                                                             |                  |
| Flood Risk Constraints            | 5                                                                              | Site is wholly within Flood Zone 1                                                                                                                                                   |                                                             |                  |
| Air Quality Management Areas      | 5                                                                              | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                                                             |                  |
| Ground Condition Constraints      | 5                                                                              | Ground treatment is not expected to be required                                                                                                                                      |                                                             |                  |
| Neighbouring Constraints          | 0                                                                              | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |                                                             |                  |
| Proximity to Key Services         | 0                                                                              | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                                                             |                  |
| Community Facilities              | 3                                                                              | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                                                             |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Principal access to the site via B1008. |                                                                                                                                                                                      |                                                             |                  |
| Availability Criteria:            |                                                                                |                                                                                                                                                                                      | Availability Rating:                                        | Green            |
| Land Ownership                    | 5                                                                              | Held by developer/willing owner/public sector                                                                                                                                        |                                                             |                  |
| Land Condition                    | 3                                                                              | Low intensity land uses                                                                                                                                                              |                                                             |                  |
| Legal Constraints                 | 5                                                                              | Site does not face any known legal issues                                                                                                                                            |                                                             |                  |
| Planning Permission or Allocation | N/A                                                                            |                                                                                                                                                                                      |                                                             |                  |
| Comments on Availability          | Site currently in use for other purposes.                                      |                                                                                                                                                                                      |                                                             |                  |
| Achievability Criteria:           |                                                                                |                                                                                                                                                                                      | Achievability Rating:                                       | Yellow           |
| Viability                         | 5                                                                              | Development is likely viable                                                                                                                                                         |                                                             |                  |
| Timescale for Deliverability      | 4                                                                              | Over 5 years                                                                                                                                                                         |                                                             |                  |
| Comments on Achievability         |                                                                                |                                                                                                                                                                                      |                                                             |                  |



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| SHELAA Reference: CFS25           |                                                                                                                                                                                                                                                                                        | RAG Rating:                                                                                                                                                                        | Red                   | 01 November 2025 |
| Site Address:                     | Land South West of 21 Seven Ash Green, Chelmsford                                                                                                                                                                                                                                      |                                                                                                                                                                                    |                       |                  |
| Parish:                           | Chelmsford                                                                                                                                                                                                                                                                             | Total Score:                                                                                                                                                                       | 103                   |                  |
| Developable Site Area (ha):       | 0.74                                                                                                                                                                                                                                                                                   | Reason for discounted areas:                                                                                                                                                       |                       |                  |
| Potential Yield:                  | 14                                                                                                                                                                                                                                                                                     | Typology:                                                                                                                                                                          | 5                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                                                                                            | Comments on the size of site:                                                                                                                                                      |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                    | Suitability Rating:   | Red              |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                                                                      | Site is outside of any existing/proposed employment allocation                                                                                                                     |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                                                                      | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                                                                      | Site is within 2km walking distance of an employment allocation                                                                                                                    |                       |                  |
| Public Transport                  | 5                                                                                                                                                                                                                                                                                      | Site is within 400m walking distance of one or more services                                                                                                                       |                       |                  |
| PROW and Cycling Connectivity     | 0                                                                                                                                                                                                                                                                                      | Site is not connected to either an existing PROW or cycle network                                                                                                                  |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                                                                      | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                    |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                                                                                                                                                                                      | Site does not contain any designated heritage assets                                                                                                                               |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                                                                                      | Site does not contain any non-designated heritage assets                                                                                                                           |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                                                                                      | Site is not thought to contain any assets of archaeological interest                                                                                                               |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                                                                                                      | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                                                                                                                                      | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |                       |                  |
| Green Belt & Green Wedge          | 0                                                                                                                                                                                                                                                                                      | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                      |                       |                  |
| Land Classification               | 3                                                                                                                                                                                                                                                                                      | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use                                 |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                                                                      | Site partially or wholly comprises of one or more protected natural features                                                                                                       |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                                                                                                      | Site is wholly within Flood Zone 1                                                                                                                                                 |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                                                      | Site is in excess of 500m from a designated AQMA                                                                                                                                   |                       |                  |
| Ground Condition Constraints      | 0                                                                                                                                                                                                                                                                                      | Ground treatment is expected to be required on the majority (90% or more) of the site                                                                                              |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                                                                                                                      | Site has no neighbouring constraints                                                                                                                                               |                       |                  |
| Proximity to Key Services         | 5                                                                                                                                                                                                                                                                                      | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                      |                       |                  |
| Community Facilities              | 5                                                                                                                                                                                                                                                                                      | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |                       |                  |
| Comments on Suitability           | Adjacent to Urban Area. In range of bus stops. 0.09ha covered by TPO/2012/003. Approx 5 trees protected on boundary under TPO/1983/035.Historic contamination from gravel pits/mining. Gasworks and other waste known to have been disposed on in the pits relating to the whole site. |                                                                                                                                                                                    |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                    | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                                                                                                      | Held by developer/willing owner/public sector                                                                                                                                      |                       |                  |
| Land Condition                    | 5                                                                                                                                                                                                                                                                                      | Vacant land & buildings                                                                                                                                                            |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                                                                                      | Site does not face any known legal issues                                                                                                                                          |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                    |                       |                  |
| Comments on Availability          |                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                    |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                    | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                                                                                                                                      | Development is likely viable                                                                                                                                                       |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                                                                      | Up to 5 years                                                                                                                                                                      |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                    |                       |                  |

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|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------|
| SHELAA Reference: CFS27           |                                                                                                                                                                       | RAG Rating:                                                                                                                                                                          | Amber                 | 01 November 2025 |
| Site Address:                     | Land at Chatham Green Yard, Braintree Road, Little Waltham, Chelmsford                                                                                                |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Little Waltham                                                                                                                                                        | Total Score:                                                                                                                                                                         | 111                   |                  |
| Developable Site Area (ha):       | 1.08                                                                                                                                                                  | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 24                                                                                                                                                                    | Typology:                                                                                                                                                                            | 4 + 34                |                  |
| Proposed Use:                     | Mixed Use                                                                                                                                                             | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                       |                                                                                                                                                                                      | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                     | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                     | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                     | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 5                                                                                                                                                                     | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                     | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                     | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | 5                                                                                                                                                                     | Site has direct access to or is adjacent to the strategic road network                                                                                                               |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                                                                     | Site does not contain any designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                     | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                     | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                     | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                     | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                     | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 0                                                                                                                                                                     | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 5                                                                                                                                                                     | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                     | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                     | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                     | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 0                                                                                                                                                                     | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |                       |                  |
| Proximity to Key Services         | 0                                                                                                                                                                     | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                       |                  |
| Community Facilities              | 3                                                                                                                                                                     | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Existing access from Chatham Green Lane. A131Part of site deemed PDL as per 17/00539/CLEUD & 22/01735/CLEUD. Adjacent to A131. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                                                                       |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                                                     | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 3                                                                                                                                                                     | Low intensity land uses                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                     | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | 17/00539/CLEUD & 22/01735/CLEUD                                                                                                                                       |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          | Covenant on land now releasedPartial relocation required of existing use                                                                                              |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                       |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                     | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                     | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                                                                       |                                                                                                                                                                                      |                       |                  |

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| SHELAA Reference: CFS28           |                                                                                                                                    | RAG Rating:                                                                                                                                                                        | Amber                 | 01 November 2025 |
| Site Address:                     | Land Opposite The Old Rectory, Mashbury Road, Chignal St James, Chelmsford, Essex                                                  |                                                                                                                                                                                    |                       |                  |
| Parish:                           | Chignal                                                                                                                            | Total Score:                                                                                                                                                                       | 113                   |                  |
| Developable Site Area (ha):       | 0.17                                                                                                                               | Reason for discounted areas:                                                                                                                                                       |                       |                  |
| Potential Yield:                  | 5                                                                                                                                  | Typology:                                                                                                                                                                          | 18                    |                  |
| Proposed Use:                     | Residential                                                                                                                        | Comments on the size of site:                                                                                                                                                      |                       |                  |
| Suitability Criteria:             |                                                                                                                                    |                                                                                                                                                                                    | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                  | Site is outside of any existing/proposed employment allocation                                                                                                                     |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                  | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                  | Site is within 2km walking distance of an employment allocation                                                                                                                    |                       |                  |
| Public Transport                  | 5                                                                                                                                  | Site is within 400m walking distance of one or more services                                                                                                                       |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                  | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |                       |                  |
| Vehicle Access                    | 5                                                                                                                                  | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                |                                                                                                                                                                                    |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                                  | Site does not contain any designated heritage assets                                                                                                                               |                       |                  |
| Non-Designated Heritage Assets    | 3                                                                                                                                  | Site is adjacent to one or more non-designated heritage assets                                                                                                                     |                       |                  |
| Archaeological Assets             | 5                                                                                                                                  | Site is not thought to contain any assets of archaeological interest                                                                                                               |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                  | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |                       |                  |
| Defined Open Space                | 5                                                                                                                                  | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                  | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                |                       |                  |
| Land Classification               | 0                                                                                                                                  | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |                       |                  |
| Protected Natural Features        | 5                                                                                                                                  | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features           |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                  | Site is wholly within Flood Zone 1                                                                                                                                                 |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                  | Site is in excess of 500m from a designated AQMA                                                                                                                                   |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                  | Ground treatment is not expected to be required                                                                                                                                    |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                  | Site has no neighbouring constraints                                                                                                                                               |                       |                  |
| Proximity to Key Services         | 0                                                                                                                                  | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                            |                       |                  |
| Community Facilities              | 5                                                                                                                                  | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |                       |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Site has road frontage & 2 entrances via 5 bar gates. Adjacent to buildings of local value. |                                                                                                                                                                                    |                       |                  |
| Availability Criteria:            |                                                                                                                                    |                                                                                                                                                                                    | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                  | Held by developer/willing owner/public sector                                                                                                                                      |                       |                  |
| Land Condition                    | 5                                                                                                                                  | Vacant land & buildings                                                                                                                                                            |                       |                  |
| Legal Constraints                 | 5                                                                                                                                  | Site does not face any known legal issues                                                                                                                                          |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                |                                                                                                                                                                                    |                       |                  |
| Comments on Availability          |                                                                                                                                    |                                                                                                                                                                                    |                       |                  |
| Achievability Criteria:           |                                                                                                                                    |                                                                                                                                                                                    | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                  | Development is likely viable                                                                                                                                                       |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                  | Up to 5 years                                                                                                                                                                      |                       |                  |
| Comments on Achievability         |                                                                                                                                    |                                                                                                                                                                                    |                       |                  |

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| SHELAA Reference: CFS29           |                                                                                              | RAG Rating:                                                                                                                                                                                                    | Green                 | 01 November 2025 |
| Site Address:                     | 43 Dorset Avenue, Great Baddow, Chelmsford, Essex, CM2 9UA                                   |                                                                                                                                                                                                                |                       |                  |
| Parish:                           | Great Baddow                                                                                 | Total Score:                                                                                                                                                                                                   | 118                   |                  |
| Developable Site Area (ha):       | 0.07                                                                                         | Reason for discounted areas:                                                                                                                                                                                   |                       |                  |
| Potential Yield:                  | 2                                                                                            | Typology:                                                                                                                                                                                                      | 19                    |                  |
| Proposed Use:                     | Residential                                                                                  | Comments on the size of site:                                                                                                                                                                                  |                       |                  |
| Suitability Criteria:             |                                                                                              |                                                                                                                                                                                                                | Suitability Rating:   | Green            |
| Proximity to Employment Areas     | 5                                                                                            | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |                       |                  |
| Impact on Retail Areas            | 5                                                                                            | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |                       |                  |
| Proximity to the Workplace        | 5                                                                                            | Site is within 2km walking distance of an employment allocation                                                                                                                                                |                       |                  |
| Public Transport                  | 5                                                                                            | Site is within 400m walking distance of one or more services                                                                                                                                                   |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                            | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                         |                       |                  |
| Vehicle Access                    | 5                                                                                            | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |                       |                  |
| Strategic Road Access             | N/A                                                                                          |                                                                                                                                                                                                                |                       |                  |
| Designated Heritage Assets        | 5                                                                                            | Site does not contain any designated heritage assets                                                                                                                                                           |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                            | Site does not contain any non-designated heritage assets                                                                                                                                                       |                       |                  |
| Archaeological Assets             | 5                                                                                            | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                            | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |                       |                  |
| Defined Open Space                | 5                                                                                            | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                            | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                            |                       |                  |
| Land Classification               | 3                                                                                            | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use                                                             |                       |                  |
| Protected Natural Features        | 3                                                                                            | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                       |                  |
| Flood Risk Constraints            | 5                                                                                            | Site is wholly within Flood Zone 1                                                                                                                                                                             |                       |                  |
| Air Quality Management Areas      | 5                                                                                            | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                       |                  |
| Ground Condition Constraints      | 5                                                                                            | Ground treatment is not expected to be required                                                                                                                                                                |                       |                  |
| Neighbouring Constraints          | 5                                                                                            | Site has no neighbouring constraints                                                                                                                                                                           |                       |                  |
| Proximity to Key Services         | 3                                                                                            | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                                                   |                       |                  |
| Community Facilities              | 5                                                                                            | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                              |                       |                  |
| Comments on Suitability           | Within Urban Area. In range of bus stops. Domestic residential dropped kerb provides access. |                                                                                                                                                                                                                |                       |                  |
| Availability Criteria:            |                                                                                              |                                                                                                                                                                                                                | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                            | Held by developer/willing owner/public sector                                                                                                                                                                  |                       |                  |
| Land Condition                    | 4                                                                                            | Established single use                                                                                                                                                                                         |                       |                  |
| Legal Constraints                 | 5                                                                                            | Site does not face any known legal issues                                                                                                                                                                      |                       |                  |
| Planning Permission or Allocation | N/A                                                                                          |                                                                                                                                                                                                                |                       |                  |
| Comments on Availability          | Site currently in use for other purposes.                                                    |                                                                                                                                                                                                                |                       |                  |
| Achievability Criteria:           |                                                                                              |                                                                                                                                                                                                                | Achievability Rating: | Green            |
| Viability                         | 5                                                                                            | Development is likely viable                                                                                                                                                                                   |                       |                  |
| Timescale for Deliverability      | 5                                                                                            | Up to 5 years                                                                                                                                                                                                  |                       |                  |
| Comments on Achievability         |                                                                                              |                                                                                                                                                                                                                |                       |                  |

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| <b>SHELAA Reference: CFS31</b>    |                                                                                                       | <b>RAG Rating:</b>                                                                                                                                                                 | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                     | Land West of Hands Farm, Radley Green Road, Highwood, Ingatestone, Essex                              |                                                                                                                                                                                    |              |                         |
| Parish:                           | Highwood                                                                                              | Total Score:                                                                                                                                                                       | 95           |                         |
| Developable Site Area (ha):       | 0.52                                                                                                  | Reason for discounted areas:                                                                                                                                                       |              |                         |
| Potential Yield:                  | 10                                                                                                    | Typology:                                                                                                                                                                          | 5            |                         |
| Proposed Use:                     | Residential                                                                                           | Comments on the size of site:                                                                                                                                                      |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                                       | <b>Suitability Rating:</b>                                                                                                                                                         | <b>Red</b>   |                         |
| Proximity to Employment Areas     | 5                                                                                                     | Site is outside of any existing/proposed employment allocation                                                                                                                     |              |                         |
| Impact on Retail Areas            | 5                                                                                                     | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |              |                         |
| Proximity to the Workplace        | 0                                                                                                     | Site is in excess of 2km walking distance of an employment allocation                                                                                                              |              |                         |
| Public Transport                  | 5                                                                                                     | Site is within 400m walking distance of one or more services                                                                                                                       |              |                         |
| PROW and Cycling Connectivity     | 0                                                                                                     | Site is not connected to either an existing PROW or cycle network                                                                                                                  |              |                         |
| Vehicle Access                    | 5                                                                                                     | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |              |                         |
| Strategic Road Access             | N/A                                                                                                   |                                                                                                                                                                                    |              |                         |
| Designated Heritage Assets        | 3                                                                                                     | Site is adjacent to one or more designated heritage assets                                                                                                                         |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                                     | Site does not contain any non-designated heritage assets                                                                                                                           |              |                         |
| Archaeological Assets             | 5                                                                                                     | Site is not thought to contain any assets of archaeological interest                                                                                                               |              |                         |
| Minerals & Waste Constraints      | 5                                                                                                     | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |              |                         |
| Defined Open Space                | 5                                                                                                     | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |              |                         |
| Green Belt & Green Wedge          | 0                                                                                                     | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                      |              |                         |
| Land Classification               | 0                                                                                                     | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |              |                         |
| Protected Natural Features        | 5                                                                                                     | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features           |              |                         |
| Flood Risk Constraints            | 5                                                                                                     | Site is wholly within Flood Zone 1                                                                                                                                                 |              |                         |
| Air Quality Management Areas      | 5                                                                                                     | Site is in excess of 500m from a designated AQMA                                                                                                                                   |              |                         |
| Ground Condition Constraints      | 3                                                                                                     | Ground treatment is expected to be required on part of the site                                                                                                                    |              |                         |
| Neighbouring Constraints          | 5                                                                                                     | Site has no neighbouring constraints                                                                                                                                               |              |                         |
| Proximity to Key Services         | 0                                                                                                     | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                            |              |                         |
| Community Facilities              | 5                                                                                                     | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |              |                         |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Barn conservation on adjacent site showed PAH and TPH present. |                                                                                                                                                                                    |              |                         |
| <b>Availability Criteria:</b>     |                                                                                                       | <b>Availability Rating:</b>                                                                                                                                                        | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                                     | Held by developer/willing owner/public sector                                                                                                                                      |              |                         |
| Land Condition                    | 4                                                                                                     | Established single use                                                                                                                                                             |              |                         |
| Legal Constraints                 | 5                                                                                                     | Site does not face any known legal issues                                                                                                                                          |              |                         |
| Planning Permission or Allocation | N/A                                                                                                   |                                                                                                                                                                                    |              |                         |
| Comments on Availability          | Right of way over the land. Site currently in use for other purposes.                                 |                                                                                                                                                                                    |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                                       | <b>Achievability Rating:</b>                                                                                                                                                       | <b>Green</b> |                         |
| Viability                         | 5                                                                                                     | Development is likely viable                                                                                                                                                       |              |                         |
| Timescale for Deliverability      | 5                                                                                                     | Up to 5 years                                                                                                                                                                      |              |                         |
| Comments on Achievability         |                                                                                                       |                                                                                                                                                                                    |              |                         |

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| SHELAA Reference: CFS32           |                                                                                                                                                                                                                             | RAG Rating:                                                                                                                                                                                                    | Amber                 | 01 November 2025 |
| Site Address:                     | Allotment Gardens, Seymour Street, Chelmsford, Essex                                                                                                                                                                        |                                                                                                                                                                                                                |                       |                  |
| Parish:                           | Chelmsford                                                                                                                                                                                                                  | Total Score:                                                                                                                                                                                                   | 95                    |                  |
| Developable Site Area (ha):       | 0.2                                                                                                                                                                                                                         | Reason for discounted areas:                                                                                                                                                                                   |                       |                  |
| Potential Yield:                  | 6                                                                                                                                                                                                                           | Typology:                                                                                                                                                                                                      | 18                    |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                                 | Comments on the size of site:                                                                                                                                                                                  |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                             |                                                                                                                                                                                                                | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                           | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                           | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                           | Site is within 2km walking distance of an employment allocation                                                                                                                                                |                       |                  |
| Public Transport                  | 5                                                                                                                                                                                                                           | Site is within 400m walking distance of one or more services                                                                                                                                                   |                       |                  |
| PROW and Cycling Connectivity     | 0                                                                                                                                                                                                                           | Site is not connected to either an existing PROW or cycle network                                                                                                                                              |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                           | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                                         |                                                                                                                                                                                                                |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                                                                                                                           | Site does not contain any designated heritage assets                                                                                                                                                           |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                           | Site does not contain any non-designated heritage assets                                                                                                                                                       |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                           | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                                           | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |                       |                  |
| Defined Open Space                | 0                                                                                                                                                                                                                           | The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                                           | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                            |                       |                  |
| Land Classification               | 3                                                                                                                                                                                                                           | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use                                                             |                       |                  |
| Protected Natural Features        | 3                                                                                                                                                                                                                           | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                       |                  |
| Flood Risk Constraints            | 2                                                                                                                                                                                                                           | Up to 25% of the site area is within Flood Zone 3                                                                                                                                                              |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                           | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                       |                  |
| Ground Condition Constraints      | 0                                                                                                                                                                                                                           | Ground treatment is expected to be required on the majority (90% or more) of the site                                                                                                                          |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                                                           | Site has no neighbouring constraints                                                                                                                                                                           |                       |                  |
| Proximity to Key Services         | 3                                                                                                                                                                                                                           | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                                                   |                       |                  |
| Community Facilities              | 5                                                                                                                                                                                                                           | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                              |                       |                  |
| Comments on Suitability           | Within Urban Area. In range of bus stops. Existing site access connectivity via Falcons Mead. Allotments. Site is within 100m of Marconi Ponds Local Nature Reserve. Predominantly priority 1 contaminated land ECC CHL191. |                                                                                                                                                                                                                |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                                                             |                                                                                                                                                                                                                | Availability Rating:  | Yellow           |
| Land Ownership                    | 5                                                                                                                                                                                                                           | Held by developer/willing owner/public sector                                                                                                                                                                  |                       |                  |
| Land Condition                    | 4                                                                                                                                                                                                                           | Established single use                                                                                                                                                                                         |                       |                  |
| Legal Constraints                 | 0                                                                                                                                                                                                                           | Site faces known legal issues                                                                                                                                                                                  |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                         |                                                                                                                                                                                                                |                       |                  |
| Comments on Availability          | Statutory allotment site. Site currently in use for other purposes.                                                                                                                                                         |                                                                                                                                                                                                                |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                             |                                                                                                                                                                                                                | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                                                                           | Development is likely viable                                                                                                                                                                                   |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                           | Up to 5 years                                                                                                                                                                                                  |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                                                             |                                                                                                                                                                                                                |                       |                  |

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| <b>SHELAA Reference: CFS33</b>    |                                                                                                 | <b>RAG Rating:</b>                                                                                                                                                                 | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                     | Land North West of 71 School Road, Downham, Billericay, Essex                                   |                                                                                                                                                                                    |              |                         |
| Parish:                           | South Hanningfield                                                                              | Total Score:                                                                                                                                                                       | 99           |                         |
| Developable Site Area (ha):       | 0.85                                                                                            | Reason for discounted areas:                                                                                                                                                       |              |                         |
| Potential Yield:                  | 16                                                                                              | Typology:                                                                                                                                                                          | 4            |                         |
| Proposed Use:                     | Residential                                                                                     | Comments on the size of site:                                                                                                                                                      |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                                 | <b>Suitability Rating:</b>                                                                                                                                                         | <b>Red</b>   |                         |
| Proximity to Employment Areas     | 5                                                                                               | Site is outside of any existing/proposed employment allocation                                                                                                                     |              |                         |
| Impact on Retail Areas            | 5                                                                                               | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |              |                         |
| Proximity to the Workplace        | 5                                                                                               | Site is within 2km walking distance of an employment allocation                                                                                                                    |              |                         |
| Public Transport                  | 5                                                                                               | Site is within 400m walking distance of one or more services                                                                                                                       |              |                         |
| PROW and Cycling Connectivity     | 5                                                                                               | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |              |                         |
| Vehicle Access                    | 5                                                                                               | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |              |                         |
| Strategic Road Access             | N/A                                                                                             |                                                                                                                                                                                    |              |                         |
| Designated Heritage Assets        | 5                                                                                               | Site does not contain any designated heritage assets                                                                                                                               |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                               | Site does not contain any non-designated heritage assets                                                                                                                           |              |                         |
| Archaeological Assets             | 5                                                                                               | Site is not thought to contain any assets of archaeological interest                                                                                                               |              |                         |
| Minerals & Waste Constraints      | 5                                                                                               | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |              |                         |
| Defined Open Space                | 5                                                                                               | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |              |                         |
| Green Belt & Green Wedge          | 0                                                                                               | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                      |              |                         |
| Land Classification               | 0                                                                                               | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |              |                         |
| Protected Natural Features        | 0                                                                                               | Site partially or wholly comprises of one or more protected natural features                                                                                                       |              |                         |
| Flood Risk Constraints            | 5                                                                                               | Site is wholly within Flood Zone 1                                                                                                                                                 |              |                         |
| Air Quality Management Areas      | 5                                                                                               | Site is in excess of 500m from a designated AQMA                                                                                                                                   |              |                         |
| Ground Condition Constraints      | 5                                                                                               | Ground treatment is not expected to be required                                                                                                                                    |              |                         |
| Neighbouring Constraints          | 0                                                                                               | Site has neighbouring constraints with no potential for mitigation                                                                                                                 |              |                         |
| Proximity to Key Services         | 0                                                                                               | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                            |              |                         |
| Community Facilities              | 5                                                                                               | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |              |                         |
| Comments on Suitability           | Outside of DSB. In range of bus stops. TPO/2005/030 on northern boundary, may be a veteran tree |                                                                                                                                                                                    |              |                         |
| <b>Availability Criteria:</b>     |                                                                                                 | <b>Availability Rating:</b>                                                                                                                                                        | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                               | Held by developer/willing owner/public sector                                                                                                                                      |              |                         |
| Land Condition                    | 4                                                                                               | Established single use                                                                                                                                                             |              |                         |
| Legal Constraints                 | 5                                                                                               | Site does not face any known legal issues                                                                                                                                          |              |                         |
| Planning Permission or Allocation | N/A                                                                                             |                                                                                                                                                                                    |              |                         |
| Comments on Availability          | Site currently in use for other purposes.                                                       |                                                                                                                                                                                    |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                                 | <b>Achievability Rating:</b>                                                                                                                                                       | <b>Green</b> |                         |
| Viability                         | 5                                                                                               | Development is likely viable                                                                                                                                                       |              |                         |
| Timescale for Deliverability      | 5                                                                                               | Up to 5 years                                                                                                                                                                      |              |                         |
| Comments on Achievability         |                                                                                                 |                                                                                                                                                                                    |              |                         |



|                                   |                                                                                          |                                                                                                                                                                                      |                            |                  |
|-----------------------------------|------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|------------------|
| SHELAA Reference: CFS34           |                                                                                          | RAG Rating:                                                                                                                                                                          | Red                        | 01 November 2025 |
| Site Address:                     | Land Rear of Rettendon Lodge, Hayes Chase, Battlesbridge, Wickford, Essex                |                                                                                                                                                                                      |                            |                  |
| Parish:                           | Rettendon                                                                                | Total Score:                                                                                                                                                                         | 99                         |                  |
| Developable Site Area (ha):       | 3.91                                                                                     | Reason for discounted areas:                                                                                                                                                         | Electricity lines (0.03ha) |                  |
| Potential Yield:                  | 77                                                                                       | Typology:                                                                                                                                                                            | 3                          |                  |
| Proposed Use:                     | Residential                                                                              | Comments on the size of site:                                                                                                                                                        |                            |                  |
| Suitability Criteria:             |                                                                                          |                                                                                                                                                                                      | Suitability Rating:        | Red              |
| Proximity to Employment Areas     | 5                                                                                        | Site is outside of any existing/proposed employment allocation                                                                                                                       |                            |                  |
| Impact on Retail Areas            | 5                                                                                        | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                            |                  |
| Proximity to the Workplace        | 5                                                                                        | Site is within 2km walking distance of an employment allocation                                                                                                                      |                            |                  |
| Public Transport                  | 5                                                                                        | Site is within 400m walking distance of one or more services                                                                                                                         |                            |                  |
| PROW and Cycling Connectivity     | 0                                                                                        | Site is not connected to either an existing PROW or cycle network                                                                                                                    |                            |                  |
| Vehicle Access                    | 3                                                                                        | There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site                                          |                            |                  |
| Strategic Road Access             | N/A                                                                                      |                                                                                                                                                                                      |                            |                  |
| Designated Heritage Assets        | 5                                                                                        | Site does not contain any designated heritage assets                                                                                                                                 |                            |                  |
| Non-Designated Heritage Assets    | 5                                                                                        | Site does not contain any non-designated heritage assets                                                                                                                             |                            |                  |
| Archaeological Assets             | 5                                                                                        | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                            |                  |
| Minerals & Waste Constraints      | 5                                                                                        | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                            |                  |
| Defined Open Space                | 5                                                                                        | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                            |                  |
| Green Belt & Green Wedge          | 0                                                                                        | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |                            |                  |
| Land Classification               | 0                                                                                        | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                            |                  |
| Protected Natural Features        | 5                                                                                        | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |                            |                  |
| Flood Risk Constraints            | 5                                                                                        | Site is wholly within Flood Zone 1                                                                                                                                                   |                            |                  |
| Air Quality Management Areas      | 5                                                                                        | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                            |                  |
| Ground Condition Constraints      | 5                                                                                        | Ground treatment is not expected to be required                                                                                                                                      |                            |                  |
| Neighbouring Constraints          | 5                                                                                        | Site has no neighbouring constraints                                                                                                                                                 |                            |                  |
| Proximity to Key Services         | 0                                                                                        | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                            |                  |
| Community Facilities              | 3                                                                                        | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                            |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Not clear if there exists a vehicle access point. |                                                                                                                                                                                      |                            |                  |
| Availability Criteria:            |                                                                                          |                                                                                                                                                                                      | Availability Rating:       | Green            |
| Land Ownership                    | 5                                                                                        | Held by developer/willing owner/public sector                                                                                                                                        |                            |                  |
| Land Condition                    | 5                                                                                        | Vacant land & buildings                                                                                                                                                              |                            |                  |
| Legal Constraints                 | 3                                                                                        | Site may possibly face legal issues                                                                                                                                                  |                            |                  |
| Planning Permission or Allocation | N/A                                                                                      |                                                                                                                                                                                      |                            |                  |
| Comments on Availability          | Possible ransom strip.                                                                   |                                                                                                                                                                                      |                            |                  |
| Achievability Criteria:           |                                                                                          |                                                                                                                                                                                      | Achievability Rating:      | Green            |
| Viability                         | 5                                                                                        | Development is likely viable                                                                                                                                                         |                            |                  |
| Timescale for Deliverability      | 5                                                                                        | Up to 5 years                                                                                                                                                                        |                            |                  |
| Comments on Achievability         |                                                                                          |                                                                                                                                                                                      |                            |                  |



|                                   |                                                                       |                                                                                                                                                                                                                |                       |                  |
|-----------------------------------|-----------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------|
| SHELAA Reference: CFS35           |                                                                       | RAG Rating:                                                                                                                                                                                                    | Red                   | 01 November 2025 |
| Site Address:                     | Land South West of Hillcroft Marigold Lane, Stock, Ingatestone, Essex |                                                                                                                                                                                                                |                       |                  |
| Parish:                           | Stock                                                                 | Total Score:                                                                                                                                                                                                   | 104                   |                  |
| Developable Site Area (ha):       | 6.47                                                                  | Reason for discounted areas:                                                                                                                                                                                   |                       |                  |
| Potential Yield:                  | 111                                                                   | Typology:                                                                                                                                                                                                      | 2                     |                  |
| Proposed Use:                     | Residential                                                           | Comments on the size of site:                                                                                                                                                                                  |                       |                  |
| Suitability Criteria:             |                                                                       |                                                                                                                                                                                                                | Suitability Rating:   | Red              |
| Proximity to Employment Areas     | 5                                                                     | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |                       |                  |
| Impact on Retail Areas            | 5                                                                     | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |                       |                  |
| Proximity to the Workplace        | 5                                                                     | Site is within 2km walking distance of an employment allocation                                                                                                                                                |                       |                  |
| Public Transport                  | 0                                                                     | Site is in excess of 400m walking distance from all services                                                                                                                                                   |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                     | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                         |                       |                  |
| Vehicle Access                    | 5                                                                     | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |                       |                  |
| Strategic Road Access             | N/A                                                                   |                                                                                                                                                                                                                |                       |                  |
| Designated Heritage Assets        | 5                                                                     | Site does not contain any designated heritage assets                                                                                                                                                           |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                     | Site does not contain any non-designated heritage assets                                                                                                                                                       |                       |                  |
| Archaeological Assets             | 5                                                                     | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                       |                  |
| Minerals & Waste Constraints      | 5                                                                     | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |                       |                  |
| Defined Open Space                | 5                                                                     | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |                       |                  |
| Green Belt & Green Wedge          | 0                                                                     | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 0                                                                     | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                   |                       |                  |
| Protected Natural Features        | 3                                                                     | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                       |                  |
| Flood Risk Constraints            | 5                                                                     | Site is wholly within Flood Zone 1                                                                                                                                                                             |                       |                  |
| Air Quality Management Areas      | 5                                                                     | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                       |                  |
| Ground Condition Constraints      | 5                                                                     | Ground treatment is not expected to be required                                                                                                                                                                |                       |                  |
| Neighbouring Constraints          | 5                                                                     | Site has no neighbouring constraints                                                                                                                                                                           |                       |                  |
| Proximity to Key Services         | 3                                                                     | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                                                   |                       |                  |
| Community Facilities              | 3                                                                     | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                           |                       |                  |
| Comments on Suitability           | Outside of DSB. TPO/2000/059 to the east of the site                  |                                                                                                                                                                                                                |                       |                  |
| Availability Criteria:            |                                                                       |                                                                                                                                                                                                                | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                     | Held by developer/willing owner/public sector                                                                                                                                                                  |                       |                  |
| Land Condition                    | 5                                                                     | Vacant land & buildings                                                                                                                                                                                        |                       |                  |
| Legal Constraints                 | 5                                                                     | Site does not face any known legal issues                                                                                                                                                                      |                       |                  |
| Planning Permission or Allocation | N/A                                                                   |                                                                                                                                                                                                                |                       |                  |
| Comments on Availability          |                                                                       |                                                                                                                                                                                                                |                       |                  |
| Achievability Criteria:           |                                                                       |                                                                                                                                                                                                                | Achievability Rating: | Green            |
| Viability                         | 5                                                                     | Development is likely viable                                                                                                                                                                                   |                       |                  |
| Timescale for Deliverability      | 5                                                                     | Up to 5 years                                                                                                                                                                                                  |                       |                  |
| Comments on Achievability         |                                                                       |                                                                                                                                                                                                                |                       |                  |

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| <b>SHELAA Reference: CFS38</b>    |                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                     | Land at Thrift Farm, Moulsham Thrift, Chelmsford, Essex                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                      |              |                         |
| Parish:                           | Chelmsford                                                                                                                                                                                                                                                                                                                                                                                                                                         | Total Score:                                                                                                                                                                         | 98           |                         |
| Developable Site Area (ha):       | 30.53                                                                                                                                                                                                                                                                                                                                                                                                                                              | Reason for discounted areas:                                                                                                                                                         |              |                         |
| Potential Yield:                  | 374                                                                                                                                                                                                                                                                                                                                                                                                                                                | Typology:                                                                                                                                                                            | 28           |                         |
| Proposed Use:                     | Residential                                                                                                                                                                                                                                                                                                                                                                                                                                        | Comments on the size of site:                                                                                                                                                        |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Red</b>   |                         |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Site is outside of any existing/proposed employment allocation                                                                                                                       |              |                         |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |              |                         |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Site is within 2km walking distance of an employment allocation                                                                                                                      |              |                         |
| Public Transport                  | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Site is within 400m walking distance of one or more services                                                                                                                         |              |                         |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |              |                         |
| Vehicle Access                    | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                  | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |              |                         |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                      |              |                         |
| Designated Heritage Assets        | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Site does not contain any designated heritage assets                                                                                                                                 |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Site does not contain any non-designated heritage assets                                                                                                                             |              |                         |
| Archaeological Assets             | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Site is not thought to contain any assets of archaeological interest                                                                                                                 |              |                         |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |              |                         |
| Defined Open Space                | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |              |                         |
| Green Belt & Green Wedge          | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                  | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |              |                         |
| Land Classification               | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |              |                         |
| Protected Natural Features        | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Site partially or wholly comprises of one or more protected natural features                                                                                                         |              |                         |
| Flood Risk Constraints            | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Up to 25% of the site area is within Flood Zone 3                                                                                                                                    |              |                         |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Site is in excess of 500m from a designated AQMA                                                                                                                                     |              |                         |
| Ground Condition Constraints      | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Ground treatment is not expected to be required                                                                                                                                      |              |                         |
| Neighbouring Constraints          | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |              |                         |
| Proximity to Key Services         | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                        |              |                         |
| Community Facilities              | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |              |                         |
| Comments on Suitability           | Adjacent to Urban Area. In range of bus stops. Access from Moulsham Thrift, from Wood Street, and from Galleywood Road. Adjacent Ancient Woodland (Moulsham Thrift Wood) and LoWS. TPO/2013/016 adjacent to the site covering the ancient woodland and more, may contain veteran treesFormer gravel pit now pond overgrown with trees and separate clay pit also now wooded. Entrance from Wood Street affected by Wood Street Pottery Brickworks. |                                                                                                                                                                                      |              |                         |
| <b>Availability Criteria:</b>     |                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Availability Rating:</b>                                                                                                                                                          | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Held by developer/willing owner/public sector                                                                                                                                        |              |                         |
| Land Condition                    | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Low intensity land uses                                                                                                                                                              |              |                         |
| Legal Constraints                 | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Site does not face any known legal issues                                                                                                                                            |              |                         |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                      |              |                         |
| Comments on Availability          | Part of the site is currently in use for other purposes.                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                      |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b> |                         |
| Viability                         | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Development is likely viable                                                                                                                                                         |              |                         |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Up to 5 years                                                                                                                                                                        |              |                         |
| Comments on Achievability         |                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                      |              |                         |

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| SHELAA Reference: CFS39           |                                                                                                                                                                                                                                                                                                                                   | RAG Rating:                                                                                                                                                                                                                                                            | Amber                 | 01 November 2025 |
| Site Address:                     | Land North West of St Cleres Hall, Main Road, Danbury, Chelmsford, Essex                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                        |                       |                  |
| Parish:                           | Danbury                                                                                                                                                                                                                                                                                                                           | Total Score:                                                                                                                                                                                                                                                           | 95                    |                  |
| Developable Site Area (ha):       | 8.9                                                                                                                                                                                                                                                                                                                               | Reason for discounted areas:                                                                                                                                                                                                                                           |                       |                  |
| Potential Yield:                  | 153                                                                                                                                                                                                                                                                                                                               | Typology:                                                                                                                                                                                                                                                              | 2                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                                                                                                                                       | Comments on the size of site:                                                                                                                                                                                                                                          |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                        | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                                                                                                                 | Site is outside of any existing/proposed employment allocation                                                                                                                                                                                                         |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                                                                                                                 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                                                                                     |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                                                                                                                 | Site is within 2km walking distance of an employment allocation                                                                                                                                                                                                        |                       |                  |
| Public Transport                  | 5                                                                                                                                                                                                                                                                                                                                 | Site is within 400m walking distance of one or more services                                                                                                                                                                                                           |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                                                                                                                 | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                                                                                 |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                                                                                                                 | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                                                                                       |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                        |                       |                  |
| Designated Heritage Assets        | 3                                                                                                                                                                                                                                                                                                                                 | Site is adjacent to one or more designated heritage assets                                                                                                                                                                                                             |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                                                                                                                                 | Site does not contain any non-designated heritage assets                                                                                                                                                                                                               |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                                                                                                                                 | Site is not thought to contain any assets of archaeological interest                                                                                                                                                                                                   |                       |                  |
| Minerals & Waste Constraints      | 0                                                                                                                                                                                                                                                                                                                                 | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development |                       |                  |
| Defined Open Space                | 3                                                                                                                                                                                                                                                                                                                                 | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                                                                                                                                                 | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                                                                                    |                       |                  |
| Land Classification               | 0                                                                                                                                                                                                                                                                                                                                 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                                                                           |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                                                                                                                 | Site partially or wholly comprises of one or more protected natural features                                                                                                                                                                                           |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                                                                                                                                                 | Site is wholly within Flood Zone 1                                                                                                                                                                                                                                     |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                                                                                                 | Site is in excess of 500m from a designated AQMA                                                                                                                                                                                                                       |                       |                  |
| Ground Condition Constraints      | 3                                                                                                                                                                                                                                                                                                                                 | Ground treatment is expected to be required on part of the site                                                                                                                                                                                                        |                       |                  |
| Neighbouring Constraints          | 0                                                                                                                                                                                                                                                                                                                                 | Site has neighbouring constraints with no potential for mitigation                                                                                                                                                                                                     |                       |                  |
| Proximity to Key Services         | 3                                                                                                                                                                                                                                                                                                                                 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                                                                                                           |                       |                  |
| Community Facilities              | 3                                                                                                                                                                                                                                                                                                                                 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                                                                   |                       |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Adjacent to Registered Park and Garden. Natural Green Space (Limited Access). 1.39ha protected under TPO/2000/046; 1.39ha LoWS, Ancient Woodland No 58 to the north west of the site within 15m. Part of eastern boundary adjacent to Well Lane industrial area (soil and hardcore waste). |                                                                                                                                                                                                                                                                        |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                        | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                                                                                                                                                 | Held by developer/willing owner/public sector                                                                                                                                                                                                                          |                       |                  |
| Land Condition                    | 5                                                                                                                                                                                                                                                                                                                                 | Vacant land & buildings                                                                                                                                                                                                                                                |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                                                                                                                                 | Site does not face any known legal issues                                                                                                                                                                                                                              |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                        |                       |                  |
| Comments on Availability          |                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                        |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                        | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                                                                                                                                                                                 | Development is likely viable                                                                                                                                                                                                                                           |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                                                                                                                 | Up to 5 years                                                                                                                                                                                                                                                          |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                        |                       |                  |

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| <b>SHELAA Reference: CFS40</b>    |                                                        | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                     | Street Record Windsor Road, Downham, Billericay, Essex |                                                                                                                                                                                      |              |                         |
| Parish:                           | South Hanningfield                                     | Total Score:                                                                                                                                                                         | 99           |                         |
| Developable Site Area (ha):       | 1.64                                                   | Reason for discounted areas:                                                                                                                                                         |              |                         |
| Potential Yield:                  | 68                                                     | Typology:                                                                                                                                                                            | 7            |                         |
| Proposed Use:                     | Residential                                            | Comments on the size of site:                                                                                                                                                        |              |                         |
| <b>Suitability Criteria:</b>      |                                                        | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Red</b>   |                         |
| Proximity to Employment Areas     | 0                                                      | Site is wholly/partially located within an existing/proposed employment allocation                                                                                                   |              |                         |
| Impact on Retail Areas            | 5                                                      | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |              |                         |
| Proximity to the Workplace        | 5                                                      | Site is within 2km walking distance of an employment allocation                                                                                                                      |              |                         |
| Public Transport                  | 5                                                      | Site is within 400m walking distance of one or more services                                                                                                                         |              |                         |
| PROW and Cycling Connectivity     | 5                                                      | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |              |                         |
| Vehicle Access                    | 5                                                      | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |              |                         |
| Strategic Road Access             | N/A                                                    |                                                                                                                                                                                      |              |                         |
| Designated Heritage Assets        | 5                                                      | Site does not contain any designated heritage assets                                                                                                                                 |              |                         |
| Non-Designated Heritage Assets    | 5                                                      | Site does not contain any non-designated heritage assets                                                                                                                             |              |                         |
| Archaeological Assets             | 5                                                      | Site is not thought to contain any assets of archaeological interest                                                                                                                 |              |                         |
| Minerals & Waste Constraints      | 5                                                      | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |              |                         |
| Defined Open Space                | 5                                                      | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |              |                         |
| Green Belt & Green Wedge          | 0                                                      | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |              |                         |
| Land Classification               | 5                                                      | Site is predominantly Previously Developed Land                                                                                                                                      |              |                         |
| Protected Natural Features        | 5                                                      | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |              |                         |
| Flood Risk Constraints            | 5                                                      | Site is wholly within Flood Zone 1                                                                                                                                                   |              |                         |
| Air Quality Management Areas      | 5                                                      | Site is in excess of 500m from a designated AQMA                                                                                                                                     |              |                         |
| Ground Condition Constraints      | 3                                                      | Ground treatment is expected to be required on part of the site                                                                                                                      |              |                         |
| Neighbouring Constraints          | 0                                                      | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |              |                         |
| Proximity to Key Services         | 0                                                      | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |              |                         |
| Community Facilities              | 3                                                      | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |              |                         |
| Comments on Suitability           | Outside of DSB. In range of bus stops.                 |                                                                                                                                                                                      |              |                         |
| <b>Availability Criteria:</b>     |                                                        | <b>Availability Rating:</b>                                                                                                                                                          | <b>Green</b> |                         |
| Land Ownership                    | 5                                                      | Held by developer/willing owner/public sector                                                                                                                                        |              |                         |
| Land Condition                    | 3                                                      | Low intensity land uses                                                                                                                                                              |              |                         |
| Legal Constraints                 | 5                                                      | Site does not face any known legal issues                                                                                                                                            |              |                         |
| Planning Permission or Allocation | N/A                                                    |                                                                                                                                                                                      |              |                         |
| Comments on Availability          | Site is currently in use for other purposes.           |                                                                                                                                                                                      |              |                         |
| <b>Achievability Criteria:</b>    |                                                        | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b> |                         |
| Viability                         | 5                                                      | Development is likely viable                                                                                                                                                         |              |                         |
| Timescale for Deliverability      | 5                                                      | Up to 5 years                                                                                                                                                                        |              |                         |
| Comments on Achievability         |                                                        |                                                                                                                                                                                      |              |                         |

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|-----------------------------------|------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-------------------------|
| <b>SHELAA Reference: CFS41</b>    |                                                                        | <b>RAG Rating:</b>                                                                                                                                                                                             | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                     | Land North of Chickdene Farm, Windsor Road, Downham, Billericay, Essex |                                                                                                                                                                                                                |              |                         |
| Parish:                           | South Hanningfield                                                     | Total Score:                                                                                                                                                                                                   | 101          |                         |
| Developable Site Area (ha):       | 1.15                                                                   | Reason for discounted areas:                                                                                                                                                                                   |              |                         |
| Potential Yield:                  | 22                                                                     | Typology:                                                                                                                                                                                                      | 4            |                         |
| Proposed Use:                     | Residential                                                            | Comments on the size of site:                                                                                                                                                                                  |              |                         |
| <b>Suitability Criteria:</b>      |                                                                        | <b>Suitability Rating:</b>                                                                                                                                                                                     | <b>Red</b>   |                         |
| Proximity to Employment Areas     | 5                                                                      | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |              |                         |
| Impact on Retail Areas            | 5                                                                      | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |              |                         |
| Proximity to the Workplace        | 5                                                                      | Site is within 2km walking distance of an employment allocation                                                                                                                                                |              |                         |
| Public Transport                  | 5                                                                      | Site is within 400m walking distance of one or more services                                                                                                                                                   |              |                         |
| PROW and Cycling Connectivity     | 0                                                                      | Site is not connected to either an existing PROW or cycle network                                                                                                                                              |              |                         |
| Vehicle Access                    | 5                                                                      | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |              |                         |
| Strategic Road Access             | N/A                                                                    |                                                                                                                                                                                                                |              |                         |
| Designated Heritage Assets        | 5                                                                      | Site does not contain any designated heritage assets                                                                                                                                                           |              |                         |
| Non-Designated Heritage Assets    | 5                                                                      | Site does not contain any non-designated heritage assets                                                                                                                                                       |              |                         |
| Archaeological Assets             | 5                                                                      | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |              |                         |
| Minerals & Waste Constraints      | 5                                                                      | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |              |                         |
| Defined Open Space                | 5                                                                      | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |              |                         |
| Green Belt & Green Wedge          | 0                                                                      | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                                                  |              |                         |
| Land Classification               | 0                                                                      | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                   |              |                         |
| Protected Natural Features        | 3                                                                      | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |              |                         |
| Flood Risk Constraints            | 5                                                                      | Site is wholly within Flood Zone 1                                                                                                                                                                             |              |                         |
| Air Quality Management Areas      | 5                                                                      | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |              |                         |
| Ground Condition Constraints      | 5                                                                      | Ground treatment is not expected to be required                                                                                                                                                                |              |                         |
| Neighbouring Constraints          | 5                                                                      | Site has no neighbouring constraints                                                                                                                                                                           |              |                         |
| Proximity to Key Services         | 0                                                                      | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                                                        |              |                         |
| Community Facilities              | 3                                                                      | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                           |              |                         |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops.                                |                                                                                                                                                                                                                |              |                         |
| <b>Availability Criteria:</b>     |                                                                        | <b>Availability Rating:</b>                                                                                                                                                                                    | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                      | Held by developer/willing owner/public sector                                                                                                                                                                  |              |                         |
| Land Condition                    | 5                                                                      | Vacant land & buildings                                                                                                                                                                                        |              |                         |
| Legal Constraints                 | 5                                                                      | Site does not face any known legal issues                                                                                                                                                                      |              |                         |
| Planning Permission or Allocation | N/A                                                                    |                                                                                                                                                                                                                |              |                         |
| Comments on Availability          |                                                                        |                                                                                                                                                                                                                |              |                         |
| <b>Achievability Criteria:</b>    |                                                                        | <b>Achievability Rating:</b>                                                                                                                                                                                   | <b>Green</b> |                         |
| Viability                         | 5                                                                      | Development is likely viable                                                                                                                                                                                   |              |                         |
| Timescale for Deliverability      | 5                                                                      | Up to 5 years                                                                                                                                                                                                  |              |                         |
| Comments on Achievability         |                                                                        |                                                                                                                                                                                                                |              |                         |

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| <b>SHELAA Reference: CFS42</b>    |                                                                         | <b>RAG Rating:</b>                                                                                                                                                                                             | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                     | New Barnes Farm, Ingatestone Road, Highwood, Chelmsford, Essex, CM1 3RB |                                                                                                                                                                                                                |              |                         |
| Parish:                           | Highwood                                                                | Total Score:                                                                                                                                                                                                   | 90           |                         |
| Developable Site Area (ha):       | 0.32                                                                    | Reason for discounted areas:                                                                                                                                                                                   |              |                         |
| Potential Yield:                  | 13                                                                      | Typology:                                                                                                                                                                                                      | 20           |                         |
| Proposed Use:                     | Residential                                                             | Comments on the size of site:                                                                                                                                                                                  |              |                         |
| <b>Suitability Criteria:</b>      |                                                                         | <b>Suitability Rating:</b>                                                                                                                                                                                     | <b>Red</b>   |                         |
| Proximity to Employment Areas     | 5                                                                       | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |              |                         |
| Impact on Retail Areas            | 5                                                                       | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |              |                         |
| Proximity to the Workplace        | 0                                                                       | Site is in excess of 2km walking distance of an employment allocation                                                                                                                                          |              |                         |
| Public Transport                  | 0                                                                       | Site is in excess of 400m walking distance from all services                                                                                                                                                   |              |                         |
| PROW and Cycling Connectivity     | 0                                                                       | Site is not connected to either an existing PROW or cycle network                                                                                                                                              |              |                         |
| Vehicle Access                    | 5                                                                       | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |              |                         |
| Strategic Road Access             | N/A                                                                     |                                                                                                                                                                                                                |              |                         |
| Designated Heritage Assets        | 5                                                                       | Site does not contain any designated heritage assets                                                                                                                                                           |              |                         |
| Non-Designated Heritage Assets    | 5                                                                       | Site does not contain any non-designated heritage assets                                                                                                                                                       |              |                         |
| Archaeological Assets             | 5                                                                       | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |              |                         |
| Minerals & Waste Constraints      | 5                                                                       | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |              |                         |
| Defined Open Space                | 5                                                                       | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |              |                         |
| Green Belt & Green Wedge          | 0                                                                       | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                                                  |              |                         |
| Land Classification               | 5                                                                       | Site is predominantly Previously Developed Land                                                                                                                                                                |              |                         |
| Protected Natural Features        | 3                                                                       | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |              |                         |
| Flood Risk Constraints            | 5                                                                       | Site is wholly within Flood Zone 1                                                                                                                                                                             |              |                         |
| Air Quality Management Areas      | 5                                                                       | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |              |                         |
| Ground Condition Constraints      | 5                                                                       | Ground treatment is not expected to be required                                                                                                                                                                |              |                         |
| Neighbouring Constraints          | 0                                                                       | Site has neighbouring constraints with no potential for mitigation                                                                                                                                             |              |                         |
| Proximity to Key Services         | 0                                                                       | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                                                        |              |                         |
| Community Facilities              | 5                                                                       | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                              |              |                         |
| Comments on Suitability           | Outside of DSB.                                                         |                                                                                                                                                                                                                |              |                         |
| <b>Availability Criteria:</b>     |                                                                         | <b>Availability Rating:</b>                                                                                                                                                                                    | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                       | Held by developer/willing owner/public sector                                                                                                                                                                  |              |                         |
| Land Condition                    | 2                                                                       | Established multiple uses                                                                                                                                                                                      |              |                         |
| Legal Constraints                 | 5                                                                       | Site does not face any known legal issues                                                                                                                                                                      |              |                         |
| Planning Permission or Allocation | N/A                                                                     |                                                                                                                                                                                                                |              |                         |
| Comments on Availability          | Site occupied by other uses.                                            |                                                                                                                                                                                                                |              |                         |
| <b>Achievability Criteria:</b>    |                                                                         | <b>Achievability Rating:</b>                                                                                                                                                                                   | <b>Green</b> |                         |
| Viability                         | 5                                                                       | Development is likely viable                                                                                                                                                                                   |              |                         |
| Timescale for Deliverability      | 5                                                                       | Up to 5 years                                                                                                                                                                                                  |              |                         |
| Comments on Achievability         |                                                                         |                                                                                                                                                                                                                |              |                         |

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| <b>SHELAA Reference: CFS43</b>    |                                                                                                                                                                         | <b>RAG Rating:</b>                                                                                                                                                                 | <b>Amber</b> | <b>01 November 2025</b> |
| Site Address:                     | Land South of 38 Chalklands, Sandon, Chelmsford, Essex                                                                                                                  |                                                                                                                                                                                    |              |                         |
| Parish:                           | Sandon                                                                                                                                                                  | Total Score:                                                                                                                                                                       | 100          |                         |
| Developable Site Area (ha):       | 0.63                                                                                                                                                                    | Reason for discounted areas:                                                                                                                                                       |              |                         |
| Potential Yield:                  | 12                                                                                                                                                                      | Typology:                                                                                                                                                                          | 5            |                         |
| Proposed Use:                     | Residential                                                                                                                                                             | Comments on the size of site:                                                                                                                                                      |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                                                                                                         | <b>Suitability Rating:</b>                                                                                                                                                         | <b>Amber</b> |                         |
| Proximity to Employment Areas     | 5                                                                                                                                                                       | Site is outside of any existing/proposed employment allocation                                                                                                                     |              |                         |
| Impact on Retail Areas            | 5                                                                                                                                                                       | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |              |                         |
| Proximity to the Workplace        | 0                                                                                                                                                                       | Site is in excess of 2km walking distance of an employment allocation                                                                                                              |              |                         |
| Public Transport                  | 5                                                                                                                                                                       | Site is within 400m walking distance of one or more services                                                                                                                       |              |                         |
| PROW and Cycling Connectivity     | 0                                                                                                                                                                       | Site is not connected to either an existing PROW or cycle network                                                                                                                  |              |                         |
| Vehicle Access                    | 5                                                                                                                                                                       | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |              |                         |
| Strategic Road Access             | N/A                                                                                                                                                                     |                                                                                                                                                                                    |              |                         |
| Designated Heritage Assets        | 5                                                                                                                                                                       | Site does not contain any designated heritage assets                                                                                                                               |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                       | Site does not contain any non-designated heritage assets                                                                                                                           |              |                         |
| Archaeological Assets             | 5                                                                                                                                                                       | Site is not thought to contain any assets of archaeological interest                                                                                                               |              |                         |
| Minerals & Waste Constraints      | 5                                                                                                                                                                       | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |              |                         |
| Defined Open Space                | 5                                                                                                                                                                       | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |              |                         |
| Green Belt & Green Wedge          | 5                                                                                                                                                                       | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                |              |                         |
| Land Classification               | 0                                                                                                                                                                       | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |              |                         |
| Protected Natural Features        | 0                                                                                                                                                                       | Site partially or wholly comprises of one or more protected natural features                                                                                                       |              |                         |
| Flood Risk Constraints            | 5                                                                                                                                                                       | Site is wholly within Flood Zone 1                                                                                                                                                 |              |                         |
| Air Quality Management Areas      | 5                                                                                                                                                                       | Site is in excess of 500m from a designated AQMA                                                                                                                                   |              |                         |
| Ground Condition Constraints      | 5                                                                                                                                                                       | Ground treatment is not expected to be required                                                                                                                                    |              |                         |
| Neighbouring Constraints          | 5                                                                                                                                                                       | Site has no neighbouring constraints                                                                                                                                               |              |                         |
| Proximity to Key Services         | 0                                                                                                                                                                       | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                            |              |                         |
| Community Facilities              | 5                                                                                                                                                                       | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |              |                         |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Protected Trees along the eastern boundary reference TPO/0221/126 and to the south west TPO/2002/066, may contain veteran trees |                                                                                                                                                                                    |              |                         |
| <b>Availability Criteria:</b>     |                                                                                                                                                                         | <b>Availability Rating:</b>                                                                                                                                                        | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                                                                                                       | Held by developer/willing owner/public sector                                                                                                                                      |              |                         |
| Land Condition                    | 5                                                                                                                                                                       | Vacant land & buildings                                                                                                                                                            |              |                         |
| Legal Constraints                 | 5                                                                                                                                                                       | Site does not face any known legal issues                                                                                                                                          |              |                         |
| Planning Permission or Allocation | N/A                                                                                                                                                                     |                                                                                                                                                                                    |              |                         |
| Comments on Availability          | Possible ransom strip. Right of way over the land.                                                                                                                      |                                                                                                                                                                                    |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                                                                                                         | <b>Achievability Rating:</b>                                                                                                                                                       | <b>Green</b> |                         |
| Viability                         | 5                                                                                                                                                                       | Development is likely viable                                                                                                                                                       |              |                         |
| Timescale for Deliverability      | 5                                                                                                                                                                       | Up to 5 years                                                                                                                                                                      |              |                         |
| Comments on Achievability         |                                                                                                                                                                         |                                                                                                                                                                                    |              |                         |



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| SHELAA Reference: CFS44           |                                                                                                                                                                   | RAG Rating:                                                                                                                                                                                                                                                            | Amber                                                       | 01 November 2025 |
| Site Address:                     | Land North of Cranham Road, Little Waltham, Chelmsford, Essex                                                                                                     |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Parish:                           | Little Waltham                                                                                                                                                    | Total Score:                                                                                                                                                                                                                                                           | 74                                                          |                  |
| Developable Site Area (ha):       | 9.73                                                                                                                                                              | Reason for discounted areas:                                                                                                                                                                                                                                           |                                                             |                  |
| Potential Yield:                  | 0                                                                                                                                                                 | Typology:                                                                                                                                                                                                                                                              | 34                                                          |                  |
| Proposed Use:                     | Employment                                                                                                                                                        | Comments on the size of site:                                                                                                                                                                                                                                          | Size of site is potentially suitable for all employment use |                  |
| Suitability Criteria:             |                                                                                                                                                                   |                                                                                                                                                                                                                                                                        | Suitability Rating:                                         | Amber            |
| Proximity to Employment Areas     | N/A                                                                                                                                                               |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Impact on Retail Areas            | N/A                                                                                                                                                               |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Proximity to the Workplace        | N/A                                                                                                                                                               |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Public Transport                  | 0                                                                                                                                                                 | Site is in excess of 400m walking distance from all services                                                                                                                                                                                                           |                                                             |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                 | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                                                                                 |                                                             |                  |
| Vehicle Access                    | 5                                                                                                                                                                 | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                                                                                       |                                                             |                  |
| Strategic Road Access             | 0                                                                                                                                                                 | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road                                                                                                                                 |                                                             |                  |
| Designated Heritage Assets        | 5                                                                                                                                                                 | Site does not contain any designated heritage assets                                                                                                                                                                                                                   |                                                             |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                 | Site does not contain any non-designated heritage assets                                                                                                                                                                                                               |                                                             |                  |
| Archaeological Assets             | 5                                                                                                                                                                 | Site is not thought to contain any assets of archaeological interest                                                                                                                                                                                                   |                                                             |                  |
| Minerals & Waste Constraints      | 0                                                                                                                                                                 | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development |                                                             |                  |
| Defined Open Space                | 5                                                                                                                                                                 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                                                                                       |                                                             |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                 | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                                                                                    |                                                             |                  |
| Land Classification               | 0                                                                                                                                                                 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                                                                           |                                                             |                  |
| Protected Natural Features        | 0                                                                                                                                                                 | Site partially or wholly comprises of one or more protected natural features                                                                                                                                                                                           |                                                             |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                 | Site is wholly within Flood Zone 1                                                                                                                                                                                                                                     |                                                             |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                 | Site is in excess of 500m from a designated AQMA                                                                                                                                                                                                                       |                                                             |                  |
| Ground Condition Constraints      | 3                                                                                                                                                                 | Ground treatment is expected to be required on part of the site                                                                                                                                                                                                        |                                                             |                  |
| Neighbouring Constraints          | N/A                                                                                                                                                               |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Proximity to Key Services         | N/A                                                                                                                                                               |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Community Facilities              | 5                                                                                                                                                                 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                                                                      |                                                             |                  |
| Comments on Suitability           | Outside of DSB. Site is adjacent to Drakes Lane Industrial Park. TPO 2003/076 partly within the siteSand and gravel extraction in 2000, now a pond, no receptors. |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Availability Criteria:            |                                                                                                                                                                   |                                                                                                                                                                                                                                                                        | Availability Rating:                                        | Yellow           |
| Land Ownership                    | 3                                                                                                                                                                 | Promoter has an option to purchase site or collaborate with existing owner                                                                                                                                                                                             |                                                             |                  |
| Land Condition                    | 5                                                                                                                                                                 | Vacant land & buildings                                                                                                                                                                                                                                                |                                                             |                  |
| Legal Constraints                 | 3                                                                                                                                                                 | Site may possibly face legal issues                                                                                                                                                                                                                                    |                                                             |                  |
| Planning Permission or Allocation | Permission 21/00450/REM granted. Awaiting start on site                                                                                                           |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Comments on Availability          | Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.                        |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Achievability Criteria:           |                                                                                                                                                                   |                                                                                                                                                                                                                                                                        | Achievability Rating:                                       | Green            |
| Viability                         | 5                                                                                                                                                                 | Development is likely viable                                                                                                                                                                                                                                           |                                                             |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                 | Up to 5 years                                                                                                                                                                                                                                                          |                                                             |                  |
| Comments on Achievability         |                                                                                                                                                                   |                                                                                                                                                                                                                                                                        |                                                             |                  |



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| <b>SHELAA Reference: CFS45</b>    |                                                                                                                                                     | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                     | Larmar Engineering Co Ltd, Main Road, Margaretting, Ingatestone, Essex, CM4 9JD                                                                     |                                                                                                                                                                                      |              |                         |
| Parish:                           | Margaretting                                                                                                                                        | Total Score:                                                                                                                                                                         | 91           |                         |
| Developable Site Area (ha):       | 1.19                                                                                                                                                | Reason for discounted areas:                                                                                                                                                         |              |                         |
| Potential Yield:                  | 23                                                                                                                                                  | Typology:                                                                                                                                                                            | 4            |                         |
| Proposed Use:                     | Residential                                                                                                                                         | Comments on the size of site:                                                                                                                                                        |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                                                                                     | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Red</b>   |                         |
| Proximity to Employment Areas     | 5                                                                                                                                                   | Site is outside of any existing/proposed employment allocation                                                                                                                       |              |                         |
| Impact on Retail Areas            | 5                                                                                                                                                   | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |              |                         |
| Proximity to the Workplace        | 0                                                                                                                                                   | Site is in excess of 2km walking distance of an employment allocation                                                                                                                |              |                         |
| Public Transport                  | 5                                                                                                                                                   | Site is within 400m walking distance of one or more services                                                                                                                         |              |                         |
| PROW and Cycling Connectivity     | 5                                                                                                                                                   | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |              |                         |
| Vehicle Access                    | 5                                                                                                                                                   | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |              |                         |
| Strategic Road Access             | N/A                                                                                                                                                 |                                                                                                                                                                                      |              |                         |
| Designated Heritage Assets        | 3                                                                                                                                                   | Site is adjacent to one or more designated heritage assets                                                                                                                           |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                                                                                   | Site does not contain any non-designated heritage assets                                                                                                                             |              |                         |
| Archaeological Assets             | 5                                                                                                                                                   | Site is not thought to contain any assets of archaeological interest                                                                                                                 |              |                         |
| Minerals & Waste Constraints      | 5                                                                                                                                                   | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |              |                         |
| Defined Open Space                | 5                                                                                                                                                   | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |              |                         |
| Green Belt & Green Wedge          | 0                                                                                                                                                   | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |              |                         |
| Land Classification               | 0                                                                                                                                                   | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |              |                         |
| Protected Natural Features        | 0                                                                                                                                                   | Site partially or wholly comprises of one or more protected natural features                                                                                                         |              |                         |
| Flood Risk Constraints            | 5                                                                                                                                                   | Site is wholly within Flood Zone 1                                                                                                                                                   |              |                         |
| Air Quality Management Areas      | 5                                                                                                                                                   | Site is in excess of 500m from a designated AQMA                                                                                                                                     |              |                         |
| Ground Condition Constraints      | 5                                                                                                                                                   | Ground treatment is not expected to be required                                                                                                                                      |              |                         |
| Neighbouring Constraints          | 0                                                                                                                                                   | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |              |                         |
| Proximity to Key Services         | 0                                                                                                                                                   | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |              |                         |
| Community Facilities              | 3                                                                                                                                                   | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |              |                         |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Adjacent to Grade 2 listed building. Adjacent to a conservation area. 4 trees protected under TPO/2004/044. |                                                                                                                                                                                      |              |                         |
| <b>Availability Criteria:</b>     |                                                                                                                                                     | <b>Availability Rating:</b>                                                                                                                                                          | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                                                                                   | Held by developer/willing owner/public sector                                                                                                                                        |              |                         |
| Land Condition                    | 5                                                                                                                                                   | Vacant land & buildings                                                                                                                                                              |              |                         |
| Legal Constraints                 | 5                                                                                                                                                   | Site does not face any known legal issues                                                                                                                                            |              |                         |
| Planning Permission or Allocation | N/A                                                                                                                                                 |                                                                                                                                                                                      |              |                         |
| Comments on Availability          |                                                                                                                                                     |                                                                                                                                                                                      |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                                                                                     | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b> |                         |
| Viability                         | 5                                                                                                                                                   | Development is likely viable                                                                                                                                                         |              |                         |
| Timescale for Deliverability      | 5                                                                                                                                                   | Up to 5 years                                                                                                                                                                        |              |                         |
| Comments on Achievability         |                                                                                                                                                     |                                                                                                                                                                                      |              |                         |

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| <b>SHELAA Reference: CFS46</b>    |                                                                                                                            | <b>RAG Rating:</b>                                                                                                                                                                 | <b>Amber</b> | <b>01 November 2025</b> |
| Site Address:                     | 67 Peartree Lane, Bicknacre, Chelmsford, Essex, CM3 4LS                                                                    |                                                                                                                                                                                    |              |                         |
| Parish:                           | Bicknacre                                                                                                                  | Total Score:                                                                                                                                                                       | 96           |                         |
| Developable Site Area (ha):       | 0.43                                                                                                                       | Reason for discounted areas:                                                                                                                                                       |              |                         |
| Potential Yield:                  | 10                                                                                                                         | Typology:                                                                                                                                                                          | 17           |                         |
| Proposed Use:                     | Residential                                                                                                                | Comments on the size of site:                                                                                                                                                      |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                                                            | <b>Suitability Rating:</b>                                                                                                                                                         | <b>Amber</b> |                         |
| Proximity to Employment Areas     | 5                                                                                                                          | Site is outside of any existing/proposed employment allocation                                                                                                                     |              |                         |
| Impact on Retail Areas            | 5                                                                                                                          | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |              |                         |
| Proximity to the Workplace        | 0                                                                                                                          | Site is in excess of 2km walking distance of an employment allocation                                                                                                              |              |                         |
| Public Transport                  | 0                                                                                                                          | Site is in excess of 400m walking distance from all services                                                                                                                       |              |                         |
| PROW and Cycling Connectivity     | 0                                                                                                                          | Site is not connected to either an existing PROW or cycle network                                                                                                                  |              |                         |
| Vehicle Access                    | 5                                                                                                                          | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |              |                         |
| Strategic Road Access             | N/A                                                                                                                        |                                                                                                                                                                                    |              |                         |
| Designated Heritage Assets        | 5                                                                                                                          | Site does not contain any designated heritage assets                                                                                                                               |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                                                          | Site does not contain any non-designated heritage assets                                                                                                                           |              |                         |
| Archaeological Assets             | 5                                                                                                                          | Site is not thought to contain any assets of archaeological interest                                                                                                               |              |                         |
| Minerals & Waste Constraints      | 5                                                                                                                          | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |              |                         |
| Defined Open Space                | 5                                                                                                                          | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |              |                         |
| Green Belt & Green Wedge          | 5                                                                                                                          | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                |              |                         |
| Land Classification               | 0                                                                                                                          | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |              |                         |
| Protected Natural Features        | 0                                                                                                                          | Site partially or wholly comprises of one or more protected natural features                                                                                                       |              |                         |
| Flood Risk Constraints            | 5                                                                                                                          | Site is wholly within Flood Zone 1                                                                                                                                                 |              |                         |
| Air Quality Management Areas      | 5                                                                                                                          | Site is in excess of 500m from a designated AQMA                                                                                                                                   |              |                         |
| Ground Condition Constraints      | 3                                                                                                                          | Ground treatment is expected to be required on part of the site                                                                                                                    |              |                         |
| Neighbouring Constraints          | 5                                                                                                                          | Site has no neighbouring constraints                                                                                                                                               |              |                         |
| Proximity to Key Services         | 5                                                                                                                          | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                      |              |                         |
| Community Facilities              | 5                                                                                                                          | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |              |                         |
| Comments on Suitability           | Adjacent to DSB. Private 7m wide driveway from adopted road. TPO 2000/32 within 15m of the site, may contain veteran trees |                                                                                                                                                                                    |              |                         |
| <b>Availability Criteria:</b>     |                                                                                                                            | <b>Availability Rating:</b>                                                                                                                                                        | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                                                          | Held by developer/willing owner/public sector                                                                                                                                      |              |                         |
| Land Condition                    | 3                                                                                                                          | Low intensity land uses                                                                                                                                                            |              |                         |
| Legal Constraints                 | 5                                                                                                                          | Site does not face any known legal issues                                                                                                                                          |              |                         |
| Planning Permission or Allocation | N/A                                                                                                                        |                                                                                                                                                                                    |              |                         |
| Comments on Availability          | Site in use for other purposes.                                                                                            |                                                                                                                                                                                    |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                                                            | <b>Achievability Rating:</b>                                                                                                                                                       | <b>Green</b> |                         |
| Viability                         | 5                                                                                                                          | Development is likely viable                                                                                                                                                       |              |                         |
| Timescale for Deliverability      | 5                                                                                                                          | Up to 5 years                                                                                                                                                                      |              |                         |
| Comments on Achievability         |                                                                                                                            |                                                                                                                                                                                    |              |                         |

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| SHELAA Reference: CFS47           |                                                                             | RAG Rating:                                                                                                                                                                                                    | Amber                 | 01 November 2025 |
| Site Address:                     | Land at Junction of Woodhill Road and Hulls Lane, Sandon, Chelmsford, Essex |                                                                                                                                                                                                                |                       |                  |
| Parish:                           | Sandon                                                                      | Total Score:                                                                                                                                                                                                   | 111                   |                  |
| Developable Site Area (ha):       | 1.11                                                                        | Reason for discounted areas:                                                                                                                                                                                   |                       |                  |
| Potential Yield:                  | 21                                                                          | Typology:                                                                                                                                                                                                      | 4                     |                  |
| Proposed Use:                     | Residential                                                                 | Comments on the size of site:                                                                                                                                                                                  |                       |                  |
| Suitability Criteria:             |                                                                             |                                                                                                                                                                                                                | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                           | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |                       |                  |
| Impact on Retail Areas            | 5                                                                           | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |                       |                  |
| Proximity to the Workplace        | 5                                                                           | Site is within 2km walking distance of an employment allocation                                                                                                                                                |                       |                  |
| Public Transport                  | 5                                                                           | Site is within 400m walking distance of one or more services                                                                                                                                                   |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                           | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                         |                       |                  |
| Vehicle Access                    | 5                                                                           | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |                       |                  |
| Strategic Road Access             | N/A                                                                         |                                                                                                                                                                                                                |                       |                  |
| Designated Heritage Assets        | 5                                                                           | Site does not contain any designated heritage assets                                                                                                                                                           |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                           | Site does not contain any non-designated heritage assets                                                                                                                                                       |                       |                  |
| Archaeological Assets             | 5                                                                           | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                       |                  |
| Minerals & Waste Constraints      | 5                                                                           | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |                       |                  |
| Defined Open Space                | 5                                                                           | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |                       |                  |
| Green Belt & Green Wedge          | 5                                                                           | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                            |                       |                  |
| Land Classification               | 0                                                                           | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                   |                       |                  |
| Protected Natural Features        | 3                                                                           | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                       |                  |
| Flood Risk Constraints            | 5                                                                           | Site is wholly within Flood Zone 1                                                                                                                                                                             |                       |                  |
| Air Quality Management Areas      | 5                                                                           | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                       |                  |
| Ground Condition Constraints      | 5                                                                           | Ground treatment is not expected to be required                                                                                                                                                                |                       |                  |
| Neighbouring Constraints          | 5                                                                           | Site has no neighbouring constraints                                                                                                                                                                           |                       |                  |
| Proximity to Key Services         | 0                                                                           | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                                                        |                       |                  |
| Community Facilities              | 3                                                                           | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                           |                       |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops.                                      |                                                                                                                                                                                                                |                       |                  |
| Availability Criteria:            |                                                                             |                                                                                                                                                                                                                | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                           | Held by developer/willing owner/public sector                                                                                                                                                                  |                       |                  |
| Land Condition                    | 5                                                                           | Vacant land & buildings                                                                                                                                                                                        |                       |                  |
| Legal Constraints                 | 5                                                                           | Site does not face any known legal issues                                                                                                                                                                      |                       |                  |
| Planning Permission or Allocation | N/A                                                                         |                                                                                                                                                                                                                |                       |                  |
| Comments on Availability          |                                                                             |                                                                                                                                                                                                                |                       |                  |
| Achievability Criteria:           |                                                                             |                                                                                                                                                                                                                | Achievability Rating: | Green            |
| Viability                         | 5                                                                           | Development is likely viable                                                                                                                                                                                   |                       |                  |
| Timescale for Deliverability      | 5                                                                           | Up to 5 years                                                                                                                                                                                                  |                       |                  |
| Comments on Achievability         |                                                                             |                                                                                                                                                                                                                |                       |                  |

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| SHELAA Reference: CFS48           |                                                              | RAG Rating:                                                                                                                                                                                                    | Amber                 | 01 November 2025 |
| Site Address:                     | Land East of Myjoy, Woodhill Road, Sandon, Chelmsford, Essex |                                                                                                                                                                                                                |                       |                  |
| Parish:                           | Sandon                                                       | Total Score:                                                                                                                                                                                                   | 106                   |                  |
| Developable Site Area (ha):       | 0.36                                                         | Reason for discounted areas:                                                                                                                                                                                   |                       |                  |
| Potential Yield:                  | 11                                                           | Typology:                                                                                                                                                                                                      | 17                    |                  |
| Proposed Use:                     | Residential                                                  | Comments on the size of site:                                                                                                                                                                                  |                       |                  |
| Suitability Criteria:             |                                                              |                                                                                                                                                                                                                | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                            | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |                       |                  |
| Impact on Retail Areas            | 5                                                            | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |                       |                  |
| Proximity to the Workplace        | 5                                                            | Site is within 2km walking distance of an employment allocation                                                                                                                                                |                       |                  |
| Public Transport                  | 5                                                            | Site is within 400m walking distance of one or more services                                                                                                                                                   |                       |                  |
| PROW and Cycling Connectivity     | 0                                                            | Site is not connected to either an existing PROW or cycle network                                                                                                                                              |                       |                  |
| Vehicle Access                    | 5                                                            | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |                       |                  |
| Strategic Road Access             | N/A                                                          |                                                                                                                                                                                                                |                       |                  |
| Designated Heritage Assets        | 3                                                            | Site is adjacent to one or more designated heritage assets                                                                                                                                                     |                       |                  |
| Non-Designated Heritage Assets    | 5                                                            | Site does not contain any non-designated heritage assets                                                                                                                                                       |                       |                  |
| Archaeological Assets             | 5                                                            | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                       |                  |
| Minerals & Waste Constraints      | 5                                                            | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |                       |                  |
| Defined Open Space                | 5                                                            | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |                       |                  |
| Green Belt & Green Wedge          | 5                                                            | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                            |                       |                  |
| Land Classification               | 0                                                            | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                   |                       |                  |
| Protected Natural Features        | 3                                                            | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                       |                  |
| Flood Risk Constraints            | 5                                                            | Site is wholly within Flood Zone 1                                                                                                                                                                             |                       |                  |
| Air Quality Management Areas      | 5                                                            | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                       |                  |
| Ground Condition Constraints      | 5                                                            | Ground treatment is not expected to be required                                                                                                                                                                |                       |                  |
| Neighbouring Constraints          | 5                                                            | Site has no neighbouring constraints                                                                                                                                                                           |                       |                  |
| Proximity to Key Services         | 0                                                            | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                                                        |                       |                  |
| Community Facilities              | 5                                                            | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                              |                       |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops.                       |                                                                                                                                                                                                                |                       |                  |
| Availability Criteria:            |                                                              |                                                                                                                                                                                                                | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                            | Held by developer/willing owner/public sector                                                                                                                                                                  |                       |                  |
| Land Condition                    | 5                                                            | Vacant land & buildings                                                                                                                                                                                        |                       |                  |
| Legal Constraints                 | 5                                                            | Site does not face any known legal issues                                                                                                                                                                      |                       |                  |
| Planning Permission or Allocation | N/A                                                          |                                                                                                                                                                                                                |                       |                  |
| Comments on Availability          |                                                              |                                                                                                                                                                                                                |                       |                  |
| Achievability Criteria:           |                                                              |                                                                                                                                                                                                                | Achievability Rating: | Green            |
| Viability                         | 5                                                            | Development is likely viable                                                                                                                                                                                   |                       |                  |
| Timescale for Deliverability      | 5                                                            | Up to 5 years                                                                                                                                                                                                  |                       |                  |
| Comments on Achievability         |                                                              |                                                                                                                                                                                                                |                       |                  |

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| SHELAA Reference: CFS50           |                                                                                                                                                                                                                       | RAG Rating:                                                                                                                                                                       | Green                                                       | 01 November 2025 |
| Site Address:                     | Land East of Premier Lodge Hotel, Main Road, Boreham, Chelmsford, Essex                                                                                                                                               |                                                                                                                                                                                   |                                                             |                  |
| Parish:                           | Boreham                                                                                                                                                                                                               | Total Score:                                                                                                                                                                      | 93                                                          |                  |
| Developable Site Area (ha):       | 3.07                                                                                                                                                                                                                  | Reason for discounted areas:                                                                                                                                                      |                                                             |                  |
| Potential Yield:                  | 0                                                                                                                                                                                                                     | Typology:                                                                                                                                                                         | 33                                                          |                  |
| Proposed Use:                     | Employment                                                                                                                                                                                                            | Comments on the size of site:                                                                                                                                                     | Size of site is potentially suitable for all employment use |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                       |                                                                                                                                                                                   | Suitability Rating:                                         | Green            |
| Proximity to Employment Areas     | N/A                                                                                                                                                                                                                   |                                                                                                                                                                                   |                                                             |                  |
| Impact on Retail Areas            | N/A                                                                                                                                                                                                                   |                                                                                                                                                                                   |                                                             |                  |
| Proximity to the Workplace        | N/A                                                                                                                                                                                                                   |                                                                                                                                                                                   |                                                             |                  |
| Public Transport                  | 5                                                                                                                                                                                                                     | Site is within 400m walking distance of one or more services                                                                                                                      |                                                             |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                     | Site is within 100m walking distance to either a PROW or cycle network                                                                                                            |                                                             |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                     | A route exists enabling vehicle access into/adjacent to the site                                                                                                                  |                                                             |                  |
| Strategic Road Access             | 5                                                                                                                                                                                                                     | Site has direct access to or is adjacent to the strategic road network                                                                                                            |                                                             |                  |
| Designated Heritage Assets        | 3                                                                                                                                                                                                                     | Site is adjacent to one or more designated heritage assets                                                                                                                        |                                                             |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                     | Site does not contain any non-designated heritage assets                                                                                                                          |                                                             |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                     | Site is not thought to contain any assets of archaeological interest                                                                                                              |                                                             |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                                     | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                          |                                                             |                  |
| Defined Open Space                | 5                                                                                                                                                                                                                     | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                  |                                                             |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                                     | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                               |                                                             |                  |
| Land Classification               | 0                                                                                                                                                                                                                     | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                      |                                                             |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                     | Site partially or wholly comprises of one or more protected natural features                                                                                                      |                                                             |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                                     | Site is wholly within Flood Zone 1                                                                                                                                                |                                                             |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                     | Site is in excess of 500m from a designated AQMA                                                                                                                                  |                                                             |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                                                     | Ground treatment is not expected to be required                                                                                                                                   |                                                             |                  |
| Neighbouring Constraints          | N/A                                                                                                                                                                                                                   |                                                                                                                                                                                   |                                                             |                  |
| Proximity to Key Services         | N/A                                                                                                                                                                                                                   |                                                                                                                                                                                   |                                                             |                  |
| Community Facilities              | 5                                                                                                                                                                                                                     | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                                                             |                  |
| Comments on Suitability           | Outside of DSB. Within range of proposed rail station & bus stops. Access is available from Main Road. Adjacent to a Registered Park and Garden. TPO 2014/001 adjoins the site to the west, may contain veteran trees |                                                                                                                                                                                   |                                                             |                  |
| Availability Criteria:            |                                                                                                                                                                                                                       |                                                                                                                                                                                   | Availability Rating:                                        | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                                     | Held by developer/willing owner/public sector                                                                                                                                     |                                                             |                  |
| Land Condition                    | 5                                                                                                                                                                                                                     | Vacant land & buildings                                                                                                                                                           |                                                             |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                     | Site does not face any known legal issues                                                                                                                                         |                                                             |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                   |                                                                                                                                                                                   |                                                             |                  |
| Comments on Availability          | Possible ransom strip. Other developments may have right of way over the land.                                                                                                                                        |                                                                                                                                                                                   |                                                             |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                       |                                                                                                                                                                                   | Achievability Rating:                                       | Green            |
| Viability                         | 5                                                                                                                                                                                                                     | Development is likely viable                                                                                                                                                      |                                                             |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                     | Up to 5 years                                                                                                                                                                     |                                                             |                  |
| Comments on Achievability         |                                                                                                                                                                                                                       |                                                                                                                                                                                   |                                                             |                  |

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| SHELAA Reference: CFS51           |                                                                                                       | RAG Rating:                                                                                                                                                                                                    | Green                 | 01 November 2025 |
| Site Address:                     | Field OS Ref 4730, The Chase, Boreham, Chelmsford, Essex                                              |                                                                                                                                                                                                                |                       |                  |
| Parish:                           | Boreham                                                                                               | Total Score:                                                                                                                                                                                                   | 112                   |                  |
| Developable Site Area (ha):       | 1.42                                                                                                  | Reason for discounted areas:                                                                                                                                                                                   |                       |                  |
| Potential Yield:                  | 27                                                                                                    | Typology:                                                                                                                                                                                                      | 4                     |                  |
| Proposed Use:                     | Residential                                                                                           | Comments on the size of site:                                                                                                                                                                                  |                       |                  |
| Suitability Criteria:             |                                                                                                       |                                                                                                                                                                                                                | Suitability Rating:   | Green            |
| Proximity to Employment Areas     | 5                                                                                                     | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |                       |                  |
| Impact on Retail Areas            | 5                                                                                                     | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |                       |                  |
| Proximity to the Workplace        | 5                                                                                                     | Site is within 2km walking distance of an employment allocation                                                                                                                                                |                       |                  |
| Public Transport                  | 5                                                                                                     | Site is within 400m walking distance of one or more services                                                                                                                                                   |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                     | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                         |                       |                  |
| Vehicle Access                    | 5                                                                                                     | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |                       |                  |
| Strategic Road Access             | N/A                                                                                                   |                                                                                                                                                                                                                |                       |                  |
| Designated Heritage Assets        | 5                                                                                                     | Site does not contain any designated heritage assets                                                                                                                                                           |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                     | Site does not contain any non-designated heritage assets                                                                                                                                                       |                       |                  |
| Archaeological Assets             | 5                                                                                                     | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                     | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |                       |                  |
| Defined Open Space                | 5                                                                                                     | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                     | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                            |                       |                  |
| Land Classification               | 0                                                                                                     | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                   |                       |                  |
| Protected Natural Features        | 3                                                                                                     | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                       |                  |
| Flood Risk Constraints            | 2                                                                                                     | Up to 25% of the site area is within Flood Zone 3                                                                                                                                                              |                       |                  |
| Air Quality Management Areas      | 5                                                                                                     | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                       |                  |
| Ground Condition Constraints      | 5                                                                                                     | Ground treatment is not expected to be required                                                                                                                                                                |                       |                  |
| Neighbouring Constraints          | 5                                                                                                     | Site has no neighbouring constraints                                                                                                                                                                           |                       |                  |
| Proximity to Key Services         | 5                                                                                                     | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                                                  |                       |                  |
| Community Facilities              | 3                                                                                                     | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                           |                       |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Access is available from residential development (The Chase). |                                                                                                                                                                                                                |                       |                  |
| Availability Criteria:            |                                                                                                       |                                                                                                                                                                                                                | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                     | Held by developer/willing owner/public sector                                                                                                                                                                  |                       |                  |
| Land Condition                    | 4                                                                                                     | Established single use                                                                                                                                                                                         |                       |                  |
| Legal Constraints                 | 5                                                                                                     | Site does not face any known legal issues                                                                                                                                                                      |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                   |                                                                                                                                                                                                                |                       |                  |
| Comments on Availability          | Site in use for other purposes.                                                                       |                                                                                                                                                                                                                |                       |                  |
| Achievability Criteria:           |                                                                                                       |                                                                                                                                                                                                                | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                     | Development is likely viable                                                                                                                                                                                   |                       |                  |
| Timescale for Deliverability      | 5                                                                                                     | Up to 5 years                                                                                                                                                                                                  |                       |                  |
| Comments on Achievability         |                                                                                                       |                                                                                                                                                                                                                |                       |                  |

|                                   |                                                                                                                          |                                                                                                                                                                                                                |                       |                  |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------|
| SHELAA Reference: CFS52           |                                                                                                                          | RAG Rating:                                                                                                                                                                                                    | Green                 | 01 November 2025 |
| Site Address:                     | Briars Farm, Main Road, Boreham, Chelmsford, Essex, CM3 3AD                                                              |                                                                                                                                                                                                                |                       |                  |
| Parish:                           | Boreham                                                                                                                  | Total Score:                                                                                                                                                                                                   | 107                   |                  |
| Developable Site Area (ha):       | 21.97                                                                                                                    | Reason for discounted areas:                                                                                                                                                                                   |                       |                  |
| Potential Yield:                  | 377                                                                                                                      | Typology:                                                                                                                                                                                                      | 1                     |                  |
| Proposed Use:                     | Residential                                                                                                              | Comments on the size of site:                                                                                                                                                                                  |                       |                  |
| Suitability Criteria:             |                                                                                                                          |                                                                                                                                                                                                                | Suitability Rating:   | Green            |
| Proximity to Employment Areas     | 5                                                                                                                        | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                        | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                        | Site is within 2km walking distance of an employment allocation                                                                                                                                                |                       |                  |
| Public Transport                  | 5                                                                                                                        | Site is within 400m walking distance of one or more services                                                                                                                                                   |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                        | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                         |                       |                  |
| Vehicle Access                    | 5                                                                                                                        | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |                       |                  |
| Strategic Road Access             | N/A                                                                                                                      |                                                                                                                                                                                                                |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                        | Site does not contain any designated heritage assets                                                                                                                                                           |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                        | Site does not contain any non-designated heritage assets                                                                                                                                                       |                       |                  |
| Archaeological Assets             | 5                                                                                                                        | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                       |                  |
| Minerals & Waste Constraints      | 2                                                                                                                        | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment                                     |                       |                  |
| Defined Open Space                | 5                                                                                                                        | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                        | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                            |                       |                  |
| Land Classification               | 0                                                                                                                        | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                   |                       |                  |
| Protected Natural Features        | 3                                                                                                                        | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                        | Site is wholly within Flood Zone 1                                                                                                                                                                             |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                        | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                        | Ground treatment is not expected to be required                                                                                                                                                                |                       |                  |
| Neighbouring Constraints          | 3                                                                                                                        | Site has neighbouring constraints with potential for mitigation                                                                                                                                                |                       |                  |
| Proximity to Key Services         | 3                                                                                                                        | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                                                   |                       |                  |
| Community Facilities              | 3                                                                                                                        | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                           |                       |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. An access track to the north of the site provides access from Main Road, Boreham. |                                                                                                                                                                                                                |                       |                  |
| Availability Criteria:            |                                                                                                                          |                                                                                                                                                                                                                | Availability Rating:  | Green            |
| Land Ownership                    | 3                                                                                                                        | Promoter has an option to purchase site or collaborate with existing owner                                                                                                                                     |                       |                  |
| Land Condition                    | 5                                                                                                                        | Vacant land & buildings                                                                                                                                                                                        |                       |                  |
| Legal Constraints                 | 5                                                                                                                        | Site does not face any known legal issues                                                                                                                                                                      |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                      |                                                                                                                                                                                                                |                       |                  |
| Comments on Availability          |                                                                                                                          |                                                                                                                                                                                                                |                       |                  |
| Achievability Criteria:           |                                                                                                                          |                                                                                                                                                                                                                | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                        | Development is likely viable                                                                                                                                                                                   |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                        | Up to 5 years                                                                                                                                                                                                  |                       |                  |
| Comments on Achievability         |                                                                                                                          |                                                                                                                                                                                                                |                       |                  |



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| SHELAA Reference: CFS53           |                                                                                                                                                                                                                                                                                                                                           | RAG Rating:                                                                                                                                                                                                                                                            | Amber                         | 01 November 2025 |
| Site Address:                     | Land North of Cricketers Close, Broomfield, Chelmsford                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                        |                               |                  |
| Parish:                           | Broomfield                                                                                                                                                                                                                                                                                                                                | Total Score:                                                                                                                                                                                                                                                           | 84                            |                  |
| Developable Site Area (ha):       | 14.596                                                                                                                                                                                                                                                                                                                                    | Reason for discounted areas:                                                                                                                                                                                                                                           | Gas Pipe and Buffer (0.046ha) |                  |
| Potential Yield:                  | 250                                                                                                                                                                                                                                                                                                                                       | Typology:                                                                                                                                                                                                                                                              | 1                             |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                                                                                                                                               | Comments on the size of site:                                                                                                                                                                                                                                          |                               |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                        | Suitability Rating:           | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                                                                                                                         | Site is outside of any existing/proposed employment allocation                                                                                                                                                                                                         |                               |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                                                                                                                         | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                                                                                     |                               |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                                                                                                                         | Site is within 2km walking distance of an employment allocation                                                                                                                                                                                                        |                               |                  |
| Public Transport                  | 5                                                                                                                                                                                                                                                                                                                                         | Site is within 400m walking distance of one or more services                                                                                                                                                                                                           |                               |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                                                                                                                         | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                                                                                 |                               |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                                                                                                                         | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                                                                                       |                               |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                        |                               |                  |
| Designated Heritage Assets        | 3                                                                                                                                                                                                                                                                                                                                         | Site is adjacent to one or more designated heritage assets                                                                                                                                                                                                             |                               |                  |
| Non-Designated Heritage Assets    | 3                                                                                                                                                                                                                                                                                                                                         | Site is adjacent to one or more non-designated heritage assets                                                                                                                                                                                                         |                               |                  |
| Archaeological Assets             | 0                                                                                                                                                                                                                                                                                                                                         | Site is thought to contain one or more assets of archaeological interest                                                                                                                                                                                               |                               |                  |
| Minerals & Waste Constraints      | 0                                                                                                                                                                                                                                                                                                                                         | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development |                               |                  |
| Defined Open Space                | 5                                                                                                                                                                                                                                                                                                                                         | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                                                                                       |                               |                  |
| Green Belt & Green Wedge          | 0                                                                                                                                                                                                                                                                                                                                         | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                                                                                                          |                               |                  |
| Land Classification               | 3                                                                                                                                                                                                                                                                                                                                         | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use                                                                                                                     |                               |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                                                                                                                         | Site partially or wholly comprises of one or more protected natural features                                                                                                                                                                                           |                               |                  |
| Flood Risk Constraints            | 1                                                                                                                                                                                                                                                                                                                                         | 25%-50% of the site area is within Flood Zone 3                                                                                                                                                                                                                        |                               |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                                                                                                         | Site is in excess of 500m from a designated AQMA                                                                                                                                                                                                                       |                               |                  |
| Ground Condition Constraints      | 3                                                                                                                                                                                                                                                                                                                                         | Ground treatment is expected to be required on part of the site                                                                                                                                                                                                        |                               |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                                                                                                                                                                         | Site has no neighbouring constraints                                                                                                                                                                                                                                   |                               |                  |
| Proximity to Key Services         | 0                                                                                                                                                                                                                                                                                                                                         | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                                                                                                                |                               |                  |
| Community Facilities              | 3                                                                                                                                                                                                                                                                                                                                         | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                                                                   |                               |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Potential access off White Mead. Adjacent to buildings of local value. Archaeology Ref: ARCSIT/1880 on site. 0.438ha protected by TPO/2001/037. Handful of trees protected under TPO/2011/015, TPO/2011/016, TPO/1999/001.Northern area of the site covered by historic landfill site EAHLD31126. |                                                                                                                                                                                                                                                                        |                               |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                        | Availability Rating:          | Green            |
| Land Ownership                    | 3                                                                                                                                                                                                                                                                                                                                         | Promoter has an option to purchase site or collaborate with existing owner                                                                                                                                                                                             |                               |                  |
| Land Condition                    | 5                                                                                                                                                                                                                                                                                                                                         | Vacant land & buildings                                                                                                                                                                                                                                                |                               |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                                                                                                                                         | Site does not face any known legal issues                                                                                                                                                                                                                              |                               |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                        |                               |                  |
| Comments on Availability          |                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                        |                               |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                        | Achievability Rating:         | Green            |
| Viability                         | 5                                                                                                                                                                                                                                                                                                                                         | Development is likely viable                                                                                                                                                                                                                                           |                               |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                                                                                                                         | Up to 5 years                                                                                                                                                                                                                                                          |                               |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                        |                               |                  |



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|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|------------------|
| SHELAA Reference: CFS54           |                                                                                                                                                                                                                                                                                                                                                                                                       | RAG Rating:                                                                                                                                                                                                                                                            | Amber                                                     | 01 November 2025 |
| Site Address:                     | Land at Boreham Interchange, Colchester Road, Boreham, Chelmsford, Essex                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                        |                                                           |                  |
| Parish:                           | Boreham                                                                                                                                                                                                                                                                                                                                                                                               | Total Score:                                                                                                                                                                                                                                                           | 79                                                        |                  |
| Developable Site Area (ha):       | 84.278                                                                                                                                                                                                                                                                                                                                                                                                | Reason for discounted areas:                                                                                                                                                                                                                                           | Gas pipe and Buffer (0.363ha), Electricity line (0.069ha) |                  |
| Potential Yield:                  | 1032                                                                                                                                                                                                                                                                                                                                                                                                  | Typology:                                                                                                                                                                                                                                                              | 25                                                        |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                                                                                                                                                                                                           | Comments on the size of site:                                                                                                                                                                                                                                          |                                                           |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                        | Suitability Rating:                                       | Amber            |
| Proximity to Employment Areas     | 3                                                                                                                                                                                                                                                                                                                                                                                                     | Site is adjacent to an existing/proposed employment allocation                                                                                                                                                                                                         |                                                           |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                                                                                                                                                                                     | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                                                                                     |                                                           |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                                                                                                                                                                                     | Site is within 2km walking distance of an employment allocation                                                                                                                                                                                                        |                                                           |                  |
| Public Transport                  | 5                                                                                                                                                                                                                                                                                                                                                                                                     | Site is within 400m walking distance of one or more services                                                                                                                                                                                                           |                                                           |                  |
| PROW and Cycling Connectivity     | 0                                                                                                                                                                                                                                                                                                                                                                                                     | Site is not connected to either an existing PROW or cycle network                                                                                                                                                                                                      |                                                           |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                                                                                                                                                                                     | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                                                                                       |                                                           |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                        |                                                           |                  |
| Designated Heritage Assets        | 0                                                                                                                                                                                                                                                                                                                                                                                                     | Site contains one or more designated heritage assets                                                                                                                                                                                                                   |                                                           |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                                                                                                                                                                                                     | Site does not contain any non-designated heritage assets                                                                                                                                                                                                               |                                                           |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                                                                                                                                                                                                     | Site is not thought to contain any assets of archaeological interest                                                                                                                                                                                                   |                                                           |                  |
| Minerals & Waste Constraints      | 0                                                                                                                                                                                                                                                                                                                                                                                                     | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development |                                                           |                  |
| Defined Open Space                | 3                                                                                                                                                                                                                                                                                                                                                                                                     | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                                                                                     |                                                           |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                                                                                                                                                                                                                     | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                                                                                    |                                                           |                  |
| Land Classification               | 0                                                                                                                                                                                                                                                                                                                                                                                                     | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                                                                           |                                                           |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                                                                                                                                                                                     | Site partially or wholly comprises of one or more protected natural features                                                                                                                                                                                           |                                                           |                  |
| Flood Risk Constraints            | 1                                                                                                                                                                                                                                                                                                                                                                                                     | 25%-50% of the site area is within Flood Zone 3                                                                                                                                                                                                                        |                                                           |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                                                                                                                                                                     | Site is in excess of 500m from a designated AQMA                                                                                                                                                                                                                       |                                                           |                  |
| Ground Condition Constraints      | 3                                                                                                                                                                                                                                                                                                                                                                                                     | Ground treatment is expected to be required on part of the site                                                                                                                                                                                                        |                                                           |                  |
| Neighbouring Constraints          | 0                                                                                                                                                                                                                                                                                                                                                                                                     | Site has neighbouring constraints with no potential for mitigation                                                                                                                                                                                                     |                                                           |                  |
| Proximity to Key Services         | 3                                                                                                                                                                                                                                                                                                                                                                                                     | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                                                                                                           |                                                           |                  |
| Community Facilities              | 3                                                                                                                                                                                                                                                                                                                                                                                                     | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                                                                   |                                                           |                  |
| Comments on Suitability           | Outside of DSB. Within range of proposed rail station & bus stops. Access available from roundabout at Boreham interchange. Cycle Route 9 begins adjacent to Northern boundary of site. Adjacent to Grade 2 listed building. Partially within a conservation area. Natural Green Space (Limited Access). 0.449ha protected under TPO/2002/085.Small unknown infills, both Priority 4: CHL461, CHL512. |                                                                                                                                                                                                                                                                        |                                                           |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                        | Availability Rating:                                      | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                                                                                                                                                                                                                     | Held by developer/willing owner/public sector                                                                                                                                                                                                                          |                                                           |                  |
| Land Condition                    | 3                                                                                                                                                                                                                                                                                                                                                                                                     | Low intensity land uses                                                                                                                                                                                                                                                |                                                           |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                                                                                                                                                                                                     | Site does not face any known legal issues                                                                                                                                                                                                                              |                                                           |                  |
| Planning Permission or Allocation | 22/02270/FUL received, yet to be determined                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                        |                                                           |                  |
| Comments on Availability          | Site in use for other purposes.                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                        |                                                           |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                        | Achievability Rating:                                     | Green            |
| Viability                         | 5                                                                                                                                                                                                                                                                                                                                                                                                     | Development is likely viable                                                                                                                                                                                                                                           |                                                           |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                                                                                                                                                                                     | Up to 5 years                                                                                                                                                                                                                                                          |                                                           |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                        |                                                           |                  |

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| SHELAA Reference: CFS55           |                                                                                                                                                                                                                                                                                                                                                                                                                                                  | RAG Rating:                                                                                                                                                                       | Yellow                                                      | 01 November 2025 |
| Site Address:                     | Land East and West of the A12, North West of Howe Green, Sandon, Chelmsford, Essex                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                   |                                                             |                  |
| Parish:                           | Great Baddow                                                                                                                                                                                                                                                                                                                                                                                                                                     | Total Score:                                                                                                                                                                      | 78                                                          |                  |
| Developable Site Area (ha):       | 88.85                                                                                                                                                                                                                                                                                                                                                                                                                                            | Reason for discounted areas:                                                                                                                                                      | Gas pipe and Buffer (0.036ha), Electricity line (0.444ha)   |                  |
| Potential Yield:                  | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                | Typology:                                                                                                                                                                         | 33+34+36                                                    |                  |
| Proposed Use:                     | Employment                                                                                                                                                                                                                                                                                                                                                                                                                                       | Comments on the size of site:                                                                                                                                                     | Size of site is potentially suitable for all employment use |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                   | Suitability Rating:                                         | Yellow           |
| Proximity to Employment Areas     | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                   |                                                             |                  |
| Impact on Retail Areas            | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                   |                                                             |                  |
| Proximity to the Workplace        | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                   |                                                             |                  |
| Public Transport                  | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                | Site is within 400m walking distance of one or more services                                                                                                                      |                                                             |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                | Site is within 100m walking distance to either a PROW or cycle network                                                                                                            |                                                             |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                | A route exists enabling vehicle access into/adjacent to the site                                                                                                                  |                                                             |                  |
| Strategic Road Access             | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                | Site has direct access to or is adjacent to the strategic road network                                                                                                            |                                                             |                  |
| Designated Heritage Assets        | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                | Site contains one or more designated heritage assets                                                                                                                              |                                                             |                  |
| Non-Designated Heritage Assets    | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                | Site is adjacent to one or more non-designated heritage assets                                                                                                                    |                                                             |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                | Site is not thought to contain any assets of archaeological interest                                                                                                              |                                                             |                  |
| Minerals & Waste Constraints      | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment        |                                                             |                  |
| Defined Open Space                | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                  |                                                             |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                               |                                                             |                  |
| Land Classification               | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                      |                                                             |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                | Site partially or wholly comprises of one or more protected natural features                                                                                                      |                                                             |                  |
| Flood Risk Constraints            | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                | Up to 25% of the site area is within Flood Zone 3                                                                                                                                 |                                                             |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                | Site is in excess of 500m from a designated AQMA                                                                                                                                  |                                                             |                  |
| Ground Condition Constraints      | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                | Ground treatment is expected to be required on part of the site                                                                                                                   |                                                             |                  |
| Neighbouring Constraints          | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                   |                                                             |                  |
| Proximity to Key Services         | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                   |                                                             |                  |
| Community Facilities              | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                                                             |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Grade 2 listed building within site. Adjacent to buildings of local value. 18.19ha LoWS, various trees protected by TPO/2024/0114 throughout the sitePriority 4 small unknown infill: 1583; Priority 4 small unknown infill: 1567; ECC contaminated land: PRCHL17; Priority 4: 1094; Historic landfill: EAHLD01718; Historic landfill: EAHLD00476; Priority 2: 1627; Priority 2: 1628; Priority 2: 1629. |                                                                                                                                                                                   |                                                             |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                   | Availability Rating:                                        | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                | Held by developer/willing owner/public sector                                                                                                                                     |                                                             |                  |
| Land Condition                    | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                | Low intensity land uses                                                                                                                                                           |                                                             |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                | Site does not face any known legal issues                                                                                                                                         |                                                             |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                   |                                                             |                  |
| Comments on Availability          | Site in use for other purposes.                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                   |                                                             |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                   | Achievability Rating:                                       | Green            |
| Viability                         | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                | Development is likely viable                                                                                                                                                      |                                                             |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                | Up to 5 years                                                                                                                                                                     |                                                             |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                   |                                                             |                  |

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| SHELAA Reference: CFS56           |                                                                                                                                                                                                                                                                                      | RAG Rating:                                                                                                                                                                                                    | Amber                 | 01 November 2025 |
| Site Address:                     | Land North of Mill Lane East of Barley Mead and South of Maldon Road, Danbury, Chelmsford, Essex                                                                                                                                                                                     |                                                                                                                                                                                                                |                       |                  |
| Parish:                           | Danbury                                                                                                                                                                                                                                                                              | Total Score:                                                                                                                                                                                                   | 106                   |                  |
| Developable Site Area (ha):       | 13.68                                                                                                                                                                                                                                                                                | Reason for discounted areas:                                                                                                                                                                                   |                       |                  |
| Potential Yield:                  | 235                                                                                                                                                                                                                                                                                  | Typology:                                                                                                                                                                                                      | 1                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                                                                                          | Comments on the size of site:                                                                                                                                                                                  |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                                                                    | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                                                                    | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                                                                    | Site is within 2km walking distance of an employment allocation                                                                                                                                                |                       |                  |
| Public Transport                  | 0                                                                                                                                                                                                                                                                                    | Site is in excess of 400m walking distance from all services                                                                                                                                                   |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                                                                    | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                         |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                                                                    | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                                                                                                                                                                                    | Site does not contain any designated heritage assets                                                                                                                                                           |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                                                                                    | Site does not contain any non-designated heritage assets                                                                                                                                                       |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                                                                                    | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                       |                  |
| Minerals & Waste Constraints      | 2                                                                                                                                                                                                                                                                                    | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment                                     |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                                                                                                                                    | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                                                                                                    | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                            |                       |                  |
| Land Classification               | 0                                                                                                                                                                                                                                                                                    | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                   |                       |                  |
| Protected Natural Features        | 3                                                                                                                                                                                                                                                                                    | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                                                                                                    | Site is wholly within Flood Zone 1                                                                                                                                                                             |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                                                    | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                                                                                                                    | Ground treatment is not expected to be required                                                                                                                                                                |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                                                                                                                    | Site has no neighbouring constraints                                                                                                                                                                           |                       |                  |
| Proximity to Key Services         | 3                                                                                                                                                                                                                                                                                    | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                                                   |                       |                  |
| Community Facilities              | 3                                                                                                                                                                                                                                                                                    | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                           |                       |                  |
| Comments on Suitability           | Adjacent to DSB. Nearest stops Runsell Green now measuring in excess of 400mPotential access from Mill Lane or Hyde Lane Site does not comprise of any protected natural features but is within 100m of TPOs on SW border along Hyde Lane and rear gardens of Barley Mead/Hyde Green |                                                                                                                                                                                                                |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                                                                                                    | Held by developer/willing owner/public sector                                                                                                                                                                  |                       |                  |
| Land Condition                    | 5                                                                                                                                                                                                                                                                                    | Vacant land & buildings                                                                                                                                                                                        |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                                                                                    | Site does not face any known legal issues                                                                                                                                                                      |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                |                       |                  |
| Comments on Availability          |                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                                                                                                                                    | Development is likely viable                                                                                                                                                                                   |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                                                                    | Up to 5 years                                                                                                                                                                                                  |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                |                       |                  |

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| SHELAA Reference: CFS58           |                                                                                                                                                            | RAG Rating:                                                                                                                                                                          | Amber                 | 01 November 2025 |
| Site Address:                     | Land East of Little Fields and North of Maldon Road, Danbury, Chelmsford, Essex                                                                            |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Danbury                                                                                                                                                    | Total Score:                                                                                                                                                                         | 99                    |                  |
| Developable Site Area (ha):       | 6.7                                                                                                                                                        | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 115                                                                                                                                                        | Typology:                                                                                                                                                                            | 2                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                                            |                                                                                                                                                                                      | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                          | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                          | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                          | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 5                                                                                                                                                          | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 0                                                                                                                                                          | Site is not connected to either an existing PROW or cycle network                                                                                                                    |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                          | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                        |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 3                                                                                                                                                          | Site is adjacent to one or more designated heritage assets                                                                                                                           |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                          | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                          | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 2                                                                                                                                                          | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment           |                       |                  |
| Defined Open Space                | 5                                                                                                                                                          | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                          | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 3                                                                                                                                                          | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use                                   |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                          | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                          | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                          | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                                          | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 0                                                                                                                                                          | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |                       |                  |
| Proximity to Key Services         | 3                                                                                                                                                          | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |                       |                  |
| Community Facilities              | 3                                                                                                                                                          | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Existing informal access off Runsell Lane. A row of trees on the north west boundary protected under TPO/2004/016. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                                                            |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                                          | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 5                                                                                                                                                          | Vacant land & buildings                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                          | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                        |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          |                                                                                                                                                            |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                                            |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                          | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                          | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                                                            |                                                                                                                                                                                      |                       |                  |

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| <b>SHELAA Reference: CFS59</b>    |                                                                          | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Amber</b>                | <b>01 November 2025</b> |
| Site Address:                     | Field Adjacent Lionfield Cottages, Main Road, Boreham, Chelmsford, Essex |                                                                                                                                                                                      |                             |                         |
| Parish:                           | Boreham                                                                  | Total Score:                                                                                                                                                                         | 105                         |                         |
| Developable Site Area (ha):       | 7.108                                                                    | Reason for discounted areas:                                                                                                                                                         | Electricity lines (0.022ha) |                         |
| Potential Yield:                  | 122                                                                      | Typology:                                                                                                                                                                            | 2                           |                         |
| Proposed Use:                     | Residential                                                              | Comments on the size of site:                                                                                                                                                        |                             |                         |
| <b>Suitability Criteria:</b>      |                                                                          | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Amber</b>                |                         |
| Proximity to Employment Areas     | 5                                                                        | Site is outside of any existing/proposed employment allocation                                                                                                                       |                             |                         |
| Impact on Retail Areas            | 5                                                                        | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                             |                         |
| Proximity to the Workplace        | 5                                                                        | Site is within 2km walking distance of an employment allocation                                                                                                                      |                             |                         |
| Public Transport                  | 5                                                                        | Site is within 400m walking distance of one or more services                                                                                                                         |                             |                         |
| PROW and Cycling Connectivity     | 5                                                                        | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                             |                         |
| Vehicle Access                    | 5                                                                        | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                             |                         |
| Strategic Road Access             | N/A                                                                      |                                                                                                                                                                                      |                             |                         |
| Designated Heritage Assets        | 5                                                                        | Site does not contain any designated heritage assets                                                                                                                                 |                             |                         |
| Non-Designated Heritage Assets    | 5                                                                        | Site does not contain any non-designated heritage assets                                                                                                                             |                             |                         |
| Archaeological Assets             | 5                                                                        | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                             |                         |
| Minerals & Waste Constraints      | 2                                                                        | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment           |                             |                         |
| Defined Open Space                | 5                                                                        | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                             |                         |
| Green Belt & Green Wedge          | 5                                                                        | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                             |                         |
| Land Classification               | 0                                                                        | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                             |                         |
| Protected Natural Features        | 5                                                                        | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |                             |                         |
| Flood Risk Constraints            | 2                                                                        | Up to 25% of the site area is within Flood Zone 3                                                                                                                                    |                             |                         |
| Air Quality Management Areas      | 5                                                                        | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                             |                         |
| Ground Condition Constraints      | 5                                                                        | Ground treatment is not expected to be required                                                                                                                                      |                             |                         |
| Neighbouring Constraints          | 0                                                                        | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |                             |                         |
| Proximity to Key Services         | 3                                                                        | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |                             |                         |
| Community Facilities              | 3                                                                        | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                             |                         |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops.                                  |                                                                                                                                                                                      |                             |                         |
| <b>Availability Criteria:</b>     |                                                                          | <b>Availability Rating:</b>                                                                                                                                                          | <b>Green</b>                |                         |
| Land Ownership                    | 5                                                                        | Held by developer/willing owner/public sector                                                                                                                                        |                             |                         |
| Land Condition                    | 5                                                                        | Vacant land & buildings                                                                                                                                                              |                             |                         |
| Legal Constraints                 | 5                                                                        | Site does not face any known legal issues                                                                                                                                            |                             |                         |
| Planning Permission or Allocation | 23/00168/FUL received, yet to be determined                              |                                                                                                                                                                                      |                             |                         |
| Comments on Availability          |                                                                          |                                                                                                                                                                                      |                             |                         |
| <b>Achievability Criteria:</b>    |                                                                          | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b>                |                         |
| Viability                         | 5                                                                        | Development is likely viable                                                                                                                                                         |                             |                         |
| Timescale for Deliverability      | 5                                                                        | Up to 5 years                                                                                                                                                                        |                             |                         |
| Comments on Achievability         |                                                                          |                                                                                                                                                                                      |                             |                         |

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| SHELAA Reference: CFS63           |                                                                                                                                                                                                         | RAG Rating:                                                                                                                                                                          | Red                   | 01 November 2025 |
| Site Address:                     | Land East and West of Beehive Lane, Great Baddow, Chelmsford, Essex                                                                                                                                     |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Great Baddow                                                                                                                                                                                            | Total Score:                                                                                                                                                                         | 95                    |                  |
| Developable Site Area (ha):       | 24.8                                                                                                                                                                                                    | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 425                                                                                                                                                                                                     | Typology:                                                                                                                                                                            | 1                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                             | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                                         |                                                                                                                                                                                      | Suitability Rating:   | Red              |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                       | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                       | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                       | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 5                                                                                                                                                                                                       | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 0                                                                                                                                                                                                       | Site is not connected to either an existing PROW or cycle network                                                                                                                    |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                       | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                     |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 3                                                                                                                                                                                                       | Site is adjacent to one or more designated heritage assets                                                                                                                           |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                       | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                       | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                       | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                                                       | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 0                                                                                                                                                                                                       | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |                       |                  |
| Land Classification               | 0                                                                                                                                                                                                       | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                       | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                       | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                       | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                                       | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                                       | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 3                                                                                                                                                                                                       | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |                       |                  |
| Community Facilities              | 3                                                                                                                                                                                                       | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Adjacent to Urban Area. In range of bus stops. Adjacent to Grade 2 listed building. A tree belt on the boundary to the north of the eastern parcel protected by TPO/2004/007, may contain veteran trees |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                                         |                                                                                                                                                                                      | Availability Rating:  | Yellow           |
| Land Ownership                    | 3                                                                                                                                                                                                       | Promoter has an option to purchase site or collaborate with existing owner                                                                                                           |                       |                  |
| Land Condition                    | 3                                                                                                                                                                                                       | Low intensity land uses                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                       | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                     |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          | Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.                                                              |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                                         |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                                                       | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                       | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                                         |                                                                                                                                                                                      |                       |                  |

|                                   |                                                                                                                                                                                                        |                                                                                                                                                                                      |               |                         |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-------------------------|
| <b>SHELAA Reference: CFS64</b>    |                                                                                                                                                                                                        | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Red</b>    | <b>01 November 2025</b> |
| Site Address:                     | Field at Junction of Main Road and Hoe Lane, Rettendon, Chelmsford, Essex                                                                                                                              |                                                                                                                                                                                      |               |                         |
| Parish:                           | Rettendon                                                                                                                                                                                              | Total Score:                                                                                                                                                                         | 93            |                         |
| Developable Site Area (ha):       | 14.05                                                                                                                                                                                                  | Reason for discounted areas:                                                                                                                                                         |               |                         |
| Potential Yield:                  | 241                                                                                                                                                                                                    | Typology:                                                                                                                                                                            | 1             |                         |
| Proposed Use:                     | Residential                                                                                                                                                                                            | Comments on the size of site:                                                                                                                                                        |               |                         |
| <b>Suitability Criteria:</b>      |                                                                                                                                                                                                        | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Red</b>    |                         |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                      | Site is outside of any existing/proposed employment allocation                                                                                                                       |               |                         |
| Impact on Retail Areas            | 5                                                                                                                                                                                                      | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |               |                         |
| Proximity to the Workplace        | 5                                                                                                                                                                                                      | Site is within 2km walking distance of an employment allocation                                                                                                                      |               |                         |
| Public Transport                  | 5                                                                                                                                                                                                      | Site is within 400m walking distance of one or more services                                                                                                                         |               |                         |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                      | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |               |                         |
| Vehicle Access                    | 5                                                                                                                                                                                                      | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |               |                         |
| Strategic Road Access             | N/A                                                                                                                                                                                                    |                                                                                                                                                                                      |               |                         |
| Designated Heritage Assets        | 5                                                                                                                                                                                                      | Site does not contain any designated heritage assets                                                                                                                                 |               |                         |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                      | Site does not contain any non-designated heritage assets                                                                                                                             |               |                         |
| Archaeological Assets             | 5                                                                                                                                                                                                      | Site is not thought to contain any assets of archaeological interest                                                                                                                 |               |                         |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                      | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |               |                         |
| Defined Open Space                | 5                                                                                                                                                                                                      | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |               |                         |
| Green Belt & Green Wedge          | 0                                                                                                                                                                                                      | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |               |                         |
| Land Classification               | 0                                                                                                                                                                                                      | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |               |                         |
| Protected Natural Features        | 0                                                                                                                                                                                                      | Site partially or wholly comprises of one or more protected natural features                                                                                                         |               |                         |
| Flood Risk Constraints            | 5                                                                                                                                                                                                      | Site is wholly within Flood Zone 1                                                                                                                                                   |               |                         |
| Air Quality Management Areas      | 5                                                                                                                                                                                                      | Site is in excess of 500m from a designated AQMA                                                                                                                                     |               |                         |
| Ground Condition Constraints      | 5                                                                                                                                                                                                      | Ground treatment is not expected to be required                                                                                                                                      |               |                         |
| Neighbouring Constraints          | 0                                                                                                                                                                                                      | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |               |                         |
| Proximity to Key Services         | 0                                                                                                                                                                                                      | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |               |                         |
| Community Facilities              | 3                                                                                                                                                                                                      | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |               |                         |
| Comments on Suitability           | Outside of DSB. In range of bus stops. The site has at least two vehicle access points from both Hoe Lane and Main Road. Tree protected by TPO 2006/08 on the southern boundary, may be a veteran tree |                                                                                                                                                                                      |               |                         |
| <b>Availability Criteria:</b>     |                                                                                                                                                                                                        | <b>Availability Rating:</b>                                                                                                                                                          | <b>Yellow</b> |                         |
| Land Ownership                    | 0                                                                                                                                                                                                      | Known to be in particularly complex/multiple ownership                                                                                                                               |               |                         |
| Land Condition                    | 5                                                                                                                                                                                                      | Vacant land & buildings                                                                                                                                                              |               |                         |
| Legal Constraints                 | 5                                                                                                                                                                                                      | Site does not face any known legal issues                                                                                                                                            |               |                         |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                    |                                                                                                                                                                                      |               |                         |
| Comments on Availability          | Freehold out of promoters control.                                                                                                                                                                     |                                                                                                                                                                                      |               |                         |
| <b>Achievability Criteria:</b>    |                                                                                                                                                                                                        | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b>  |                         |
| Viability                         | 5                                                                                                                                                                                                      | Development is likely viable                                                                                                                                                         |               |                         |
| Timescale for Deliverability      | 5                                                                                                                                                                                                      | Up to 5 years                                                                                                                                                                        |               |                         |
| Comments on Achievability         |                                                                                                                                                                                                        |                                                                                                                                                                                      |               |                         |



|                                   |                                                                                  |                                                                                                                                                                                                                |                       |                  |
|-----------------------------------|----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------|
| SHELAA Reference: CFS66           |                                                                                  | RAG Rating:                                                                                                                                                                                                    | Red                   | 01 November 2025 |
| Site Address:                     | Land At Runwell House, Runwell Road, Runwell, Wickford, Essex                    |                                                                                                                                                                                                                |                       |                  |
| Parish:                           | Runwell                                                                          | Total Score:                                                                                                                                                                                                   | 99                    |                  |
| Developable Site Area (ha):       | 0.37                                                                             | Reason for discounted areas:                                                                                                                                                                                   |                       |                  |
| Potential Yield:                  | 11                                                                               | Typology:                                                                                                                                                                                                      | 17                    |                  |
| Proposed Use:                     | Residential                                                                      | Comments on the size of site:                                                                                                                                                                                  |                       |                  |
| Suitability Criteria:             |                                                                                  |                                                                                                                                                                                                                | Suitability Rating:   | Red              |
| Proximity to Employment Areas     | 5                                                                                | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |                       |                  |
| Impact on Retail Areas            | 5                                                                                | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |                       |                  |
| Proximity to the Workplace        | 0                                                                                | Site is in excess of 2km walking distance of an employment allocation                                                                                                                                          |                       |                  |
| Public Transport                  | 5                                                                                | Site is within 400m walking distance of one or more services                                                                                                                                                   |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                         |                       |                  |
| Vehicle Access                    | 5                                                                                | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |                       |                  |
| Strategic Road Access             | N/A                                                                              |                                                                                                                                                                                                                |                       |                  |
| Designated Heritage Assets        | 3                                                                                | Site is adjacent to one or more designated heritage assets                                                                                                                                                     |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                | Site does not contain any non-designated heritage assets                                                                                                                                                       |                       |                  |
| Archaeological Assets             | 5                                                                                | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |                       |                  |
| Defined Open Space                | 5                                                                                | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |                       |                  |
| Green Belt & Green Wedge          | 0                                                                                | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 3                                                                                | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use                                                             |                       |                  |
| Protected Natural Features        | 3                                                                                | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                       |                  |
| Flood Risk Constraints            | 5                                                                                | Site is wholly within Flood Zone 1                                                                                                                                                                             |                       |                  |
| Air Quality Management Areas      | 5                                                                                | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                       |                  |
| Ground Condition Constraints      | 5                                                                                | Ground treatment is not expected to be required                                                                                                                                                                |                       |                  |
| Neighbouring Constraints          | 0                                                                                | Site has neighbouring constraints with no potential for mitigation                                                                                                                                             |                       |                  |
| Proximity to Key Services         | 0                                                                                | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                                                        |                       |                  |
| Community Facilities              | 5                                                                                | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                              |                       |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Direct existing access from Runwell Road. |                                                                                                                                                                                                                |                       |                  |
| Availability Criteria:            |                                                                                  |                                                                                                                                                                                                                | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                | Held by developer/willing owner/public sector                                                                                                                                                                  |                       |                  |
| Land Condition                    | 5                                                                                | Vacant land & buildings                                                                                                                                                                                        |                       |                  |
| Legal Constraints                 | 5                                                                                | Site does not face any known legal issues                                                                                                                                                                      |                       |                  |
| Planning Permission or Allocation | N/A                                                                              |                                                                                                                                                                                                                |                       |                  |
| Comments on Availability          |                                                                                  |                                                                                                                                                                                                                |                       |                  |
| Achievability Criteria:           |                                                                                  |                                                                                                                                                                                                                | Achievability Rating: | Green            |
| Viability                         | 5                                                                                | Development is likely viable                                                                                                                                                                                   |                       |                  |
| Timescale for Deliverability      | 5                                                                                | Up to 5 years                                                                                                                                                                                                  |                       |                  |
| Comments on Achievability         |                                                                                  |                                                                                                                                                                                                                |                       |                  |



|                                   |                                                                                                                                                                                                                                               |                                                                                                                                                                                      |               |                         |
|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-------------------------|
| <b>SHELAA Reference: CFS67</b>    |                                                                                                                                                                                                                                               | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Red</b>    | <b>01 November 2025</b> |
| Site Address:                     | Allotment Gardens, Runwell Road, Runwell, Wickford, Essex                                                                                                                                                                                     |                                                                                                                                                                                      |               |                         |
| Parish:                           | Runwell                                                                                                                                                                                                                                       | Total Score:                                                                                                                                                                         | 87            |                         |
| Developable Site Area (ha):       | 6.89                                                                                                                                                                                                                                          | Reason for discounted areas:                                                                                                                                                         |               |                         |
| Potential Yield:                  | 118                                                                                                                                                                                                                                           | Typology:                                                                                                                                                                            | 2             |                         |
| Proposed Use:                     | Residential                                                                                                                                                                                                                                   | Comments on the size of site:                                                                                                                                                        |               |                         |
| <b>Suitability Criteria:</b>      |                                                                                                                                                                                                                                               | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Red</b>    |                         |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                             | Site is outside of any existing/proposed employment allocation                                                                                                                       |               |                         |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                             | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |               |                         |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                             | Site is within 2km walking distance of an employment allocation                                                                                                                      |               |                         |
| Public Transport                  | 5                                                                                                                                                                                                                                             | Site is within 400m walking distance of one or more services                                                                                                                         |               |                         |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                             | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |               |                         |
| Vehicle Access                    | 5                                                                                                                                                                                                                                             | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |               |                         |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                           |                                                                                                                                                                                      |               |                         |
| Designated Heritage Assets        | 3                                                                                                                                                                                                                                             | Site is adjacent to one or more designated heritage assets                                                                                                                           |               |                         |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                                             | Site does not contain any non-designated heritage assets                                                                                                                             |               |                         |
| Archaeological Assets             | 5                                                                                                                                                                                                                                             | Site is not thought to contain any assets of archaeological interest                                                                                                                 |               |                         |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                                                             | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |               |                         |
| Defined Open Space                | 3                                                                                                                                                                                                                                             | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |               |                         |
| Green Belt & Green Wedge          | 0                                                                                                                                                                                                                                             | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |               |                         |
| Land Classification               | 3                                                                                                                                                                                                                                             | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use                                   |               |                         |
| Protected Natural Features        | 0                                                                                                                                                                                                                                             | Site partially or wholly comprises of one or more protected natural features                                                                                                         |               |                         |
| Flood Risk Constraints            | 2                                                                                                                                                                                                                                             | Up to 25% of the site area is within Flood Zone 3                                                                                                                                    |               |                         |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                             | Site is in excess of 500m from a designated AQMA                                                                                                                                     |               |                         |
| Ground Condition Constraints      | 5                                                                                                                                                                                                                                             | Ground treatment is not expected to be required                                                                                                                                      |               |                         |
| Neighbouring Constraints          | 0                                                                                                                                                                                                                                             | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |               |                         |
| Proximity to Key Services         | 0                                                                                                                                                                                                                                             | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |               |                         |
| Community Facilities              | 3                                                                                                                                                                                                                                             | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |               |                         |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Direct access from Runwell Road. Adjacent to Grade 2 listed building. Allotments. Trees protected by TPO/2002/031 adjacent north west boundary and within 15m of the boundary, might be veteran trees. |                                                                                                                                                                                      |               |                         |
| <b>Availability Criteria:</b>     |                                                                                                                                                                                                                                               | <b>Availability Rating:</b>                                                                                                                                                          | <b>Yellow</b> |                         |
| Land Ownership                    | 5                                                                                                                                                                                                                                             | Held by developer/willing owner/public sector                                                                                                                                        |               |                         |
| Land Condition                    | 4                                                                                                                                                                                                                                             | Established single use                                                                                                                                                               |               |                         |
| Legal Constraints                 | 0                                                                                                                                                                                                                                             | Site faces known legal issues                                                                                                                                                        |               |                         |
| Planning Permission or Allocation | Approx 1.77ha of site is an allotment garden which is not available for development                                                                                                                                                           |                                                                                                                                                                                      |               |                         |
| Comments on Availability          | Partially an allotment site. Site in use for other purposes.                                                                                                                                                                                  |                                                                                                                                                                                      |               |                         |
| <b>Achievability Criteria:</b>    |                                                                                                                                                                                                                                               | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Yellow</b> |                         |
| Viability                         | 5                                                                                                                                                                                                                                             | Development is likely viable                                                                                                                                                         |               |                         |
| Timescale for Deliverability      | 4                                                                                                                                                                                                                                             | Over 5 years                                                                                                                                                                         |               |                         |
| Comments on Achievability         |                                                                                                                                                                                                                                               |                                                                                                                                                                                      |               |                         |

|                                   |                                                                                                                                                                          |                                                                                                                                                                                    |                       |                  |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------|
| SHELAA Reference: CFS68           |                                                                                                                                                                          | RAG Rating:                                                                                                                                                                        | Amber                 | 01 November 2025 |
| Site Address:                     | Land West of 7 Abbey Fields, Chelmsford                                                                                                                                  |                                                                                                                                                                                    |                       |                  |
| Parish:                           | East Hanningfield                                                                                                                                                        | Total Score:                                                                                                                                                                       | 105                   |                  |
| Developable Site Area (ha):       | 0.84                                                                                                                                                                     | Reason for discounted areas:                                                                                                                                                       |                       |                  |
| Potential Yield:                  | 16                                                                                                                                                                       | Typology:                                                                                                                                                                          | 4                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                              | Comments on the size of site:                                                                                                                                                      |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                          |                                                                                                                                                                                    | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                        | Site is outside of any existing/proposed employment allocation                                                                                                                     |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                        | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                        | Site is within 2km walking distance of an employment allocation                                                                                                                    |                       |                  |
| Public Transport                  | 5                                                                                                                                                                        | Site is within 400m walking distance of one or more services                                                                                                                       |                       |                  |
| PROW and Cycling Connectivity     | 0                                                                                                                                                                        | Site is not connected to either an existing PROW or cycle network                                                                                                                  |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                        | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                      |                                                                                                                                                                                    |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                                                                        | Site does not contain any designated heritage assets                                                                                                                               |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                        | Site does not contain any non-designated heritage assets                                                                                                                           |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                        | Site is not thought to contain any assets of archaeological interest                                                                                                               |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                        | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                        | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                        | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                |                       |                  |
| Land Classification               | 0                                                                                                                                                                        | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                        | Site partially or wholly comprises of one or more protected natural features                                                                                                       |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                        | Site is wholly within Flood Zone 1                                                                                                                                                 |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                        | Site is in excess of 500m from a designated AQMA                                                                                                                                   |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                        | Ground treatment is not expected to be required                                                                                                                                    |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                        | Site has no neighbouring constraints                                                                                                                                               |                       |                  |
| Proximity to Key Services         | 0                                                                                                                                                                        | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                            |                       |                  |
| Community Facilities              | 5                                                                                                                                                                        | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |                       |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Site could be accessed from an extension to the existing vehicular access at Abbey Fields. 4 trees protected under TPO/2001/021. |                                                                                                                                                                                    |                       |                  |
| Availability Criteria:            |                                                                                                                                                                          |                                                                                                                                                                                    | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                                                        | Held by developer/willing owner/public sector                                                                                                                                      |                       |                  |
| Land Condition                    | 5                                                                                                                                                                        | Vacant land & buildings                                                                                                                                                            |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                        | Site does not face any known legal issues                                                                                                                                          |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                      |                                                                                                                                                                                    |                       |                  |
| Comments on Availability          |                                                                                                                                                                          |                                                                                                                                                                                    |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                          |                                                                                                                                                                                    | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                        | Development is likely viable                                                                                                                                                       |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                        | Up to 5 years                                                                                                                                                                      |                       |                  |
| Comments on Achievability         |                                                                                                                                                                          |                                                                                                                                                                                    |                       |                  |

|                                   |                                                                                                                                          |                                                                                                                                                                                      |              |                         |
|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-------------------------|
| <b>SHELAA Reference: CFS69</b>    |                                                                                                                                          | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                     | Bromley Lodge, Tileworks Lane, Rettendon Common, Chelmsford, Essex, CM3 8HB                                                              |                                                                                                                                                                                      |              |                         |
| Parish:                           | East Hanningfield                                                                                                                        | Total Score:                                                                                                                                                                         | 99           |                         |
| Developable Site Area (ha):       | 0.9                                                                                                                                      | Reason for discounted areas:                                                                                                                                                         |              |                         |
| Potential Yield:                  | 30                                                                                                                                       | Typology:                                                                                                                                                                            | 8            |                         |
| Proposed Use:                     | Residential                                                                                                                              | Comments on the size of site:                                                                                                                                                        |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                                                                          | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Red</b>   |                         |
| Proximity to Employment Areas     | 5                                                                                                                                        | Site is outside of any existing/proposed employment allocation                                                                                                                       |              |                         |
| Impact on Retail Areas            | 5                                                                                                                                        | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |              |                         |
| Proximity to the Workplace        | 5                                                                                                                                        | Site is within 2km walking distance of an employment allocation                                                                                                                      |              |                         |
| Public Transport                  | 0                                                                                                                                        | Site is in excess of 400m walking distance from all services                                                                                                                         |              |                         |
| PROW and Cycling Connectivity     | 5                                                                                                                                        | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |              |                         |
| Vehicle Access                    | 5                                                                                                                                        | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |              |                         |
| Strategic Road Access             | N/A                                                                                                                                      |                                                                                                                                                                                      |              |                         |
| Designated Heritage Assets        | 5                                                                                                                                        | Site does not contain any designated heritage assets                                                                                                                                 |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                                                                        | Site does not contain any non-designated heritage assets                                                                                                                             |              |                         |
| Archaeological Assets             | 5                                                                                                                                        | Site is not thought to contain any assets of archaeological interest                                                                                                                 |              |                         |
| Minerals & Waste Constraints      | 5                                                                                                                                        | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |              |                         |
| Defined Open Space                | 5                                                                                                                                        | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |              |                         |
| Green Belt & Green Wedge          | 0                                                                                                                                        | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |              |                         |
| Land Classification               | 5                                                                                                                                        | Site is predominantly Previously Developed Land                                                                                                                                      |              |                         |
| Protected Natural Features        | 5                                                                                                                                        | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |              |                         |
| Flood Risk Constraints            | 5                                                                                                                                        | Site is wholly within Flood Zone 1                                                                                                                                                   |              |                         |
| Air Quality Management Areas      | 5                                                                                                                                        | Site is in excess of 500m from a designated AQMA                                                                                                                                     |              |                         |
| Ground Condition Constraints      | 3                                                                                                                                        | Ground treatment is expected to be required on part of the site                                                                                                                      |              |                         |
| Neighbouring Constraints          | 0                                                                                                                                        | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |              |                         |
| Proximity to Key Services         | 0                                                                                                                                        | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |              |                         |
| Community Facilities              | 3                                                                                                                                        | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |              |                         |
| Comments on Suitability           | Outside of DSB. Historic Landfill: EAHLD01182 covers Northern area of site. ECC Contaminated Land, Glass/Brick/Tile manufacture: CHL126. |                                                                                                                                                                                      |              |                         |
| <b>Availability Criteria:</b>     |                                                                                                                                          | <b>Availability Rating:</b>                                                                                                                                                          | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                                                                        | Held by developer/willing owner/public sector                                                                                                                                        |              |                         |
| Land Condition                    | 3                                                                                                                                        | Low intensity land uses                                                                                                                                                              |              |                         |
| Legal Constraints                 | 5                                                                                                                                        | Site does not face any known legal issues                                                                                                                                            |              |                         |
| Planning Permission or Allocation | N/A                                                                                                                                      |                                                                                                                                                                                      |              |                         |
| Comments on Availability          | Site currently in use for other purposes.                                                                                                |                                                                                                                                                                                      |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                                                                          | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b> |                         |
| Viability                         | 5                                                                                                                                        | Development is likely viable                                                                                                                                                         |              |                         |
| Timescale for Deliverability      | 5                                                                                                                                        | Up to 5 years                                                                                                                                                                        |              |                         |
| Comments on Achievability         |                                                                                                                                          |                                                                                                                                                                                      |              |                         |

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| <b>SHELAA Reference: CFS70</b>    |                                                                                                                                                                                   | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                     | Land At Green Lane, Roxwell, Chelmsford, Essex                                                                                                                                    |                                                                                                                                                                                      |              |                         |
| Parish:                           | Roxwell                                                                                                                                                                           | Total Score:                                                                                                                                                                         | 103          |                         |
| Developable Site Area (ha):       | 1.08                                                                                                                                                                              | Reason for discounted areas:                                                                                                                                                         |              |                         |
| Potential Yield:                  | 21                                                                                                                                                                                | Typology:                                                                                                                                                                            | 4            |                         |
| Proposed Use:                     | Residential                                                                                                                                                                       | Comments on the size of site:                                                                                                                                                        |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                                                                                                                   | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Red</b>   |                         |
| Proximity to Employment Areas     | 5                                                                                                                                                                                 | Site is outside of any existing/proposed employment allocation                                                                                                                       |              |                         |
| Impact on Retail Areas            | 5                                                                                                                                                                                 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |              |                         |
| Proximity to the Workplace        | 5                                                                                                                                                                                 | Site is within 2km walking distance of an employment allocation                                                                                                                      |              |                         |
| Public Transport                  | 5                                                                                                                                                                                 | Site is within 400m walking distance of one or more services                                                                                                                         |              |                         |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                 | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |              |                         |
| Vehicle Access                    | 5                                                                                                                                                                                 | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |              |                         |
| Strategic Road Access             | N/A                                                                                                                                                                               |                                                                                                                                                                                      |              |                         |
| Designated Heritage Assets        | 5                                                                                                                                                                                 | Site does not contain any designated heritage assets                                                                                                                                 |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                 | Site does not contain any non-designated heritage assets                                                                                                                             |              |                         |
| Archaeological Assets             | 5                                                                                                                                                                                 | Site is not thought to contain any assets of archaeological interest                                                                                                                 |              |                         |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |              |                         |
| Defined Open Space                | 5                                                                                                                                                                                 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |              |                         |
| Green Belt & Green Wedge          | 0                                                                                                                                                                                 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |              |                         |
| Land Classification               | 0                                                                                                                                                                                 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |              |                         |
| Protected Natural Features        | 0                                                                                                                                                                                 | Site partially or wholly comprises of one or more protected natural features                                                                                                         |              |                         |
| Flood Risk Constraints            | 5                                                                                                                                                                                 | Site is wholly within Flood Zone 1                                                                                                                                                   |              |                         |
| Air Quality Management Areas      | 5                                                                                                                                                                                 | Site is in excess of 500m from a designated AQMA                                                                                                                                     |              |                         |
| Ground Condition Constraints      | 5                                                                                                                                                                                 | Ground treatment is not expected to be required                                                                                                                                      |              |                         |
| Neighbouring Constraints          | 5                                                                                                                                                                                 | Site has no neighbouring constraints                                                                                                                                                 |              |                         |
| Proximity to Key Services         | 0                                                                                                                                                                                 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |              |                         |
| Community Facilities              | 3                                                                                                                                                                                 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |              |                         |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Existing fields access from Green Lane. 3 trees protected under TPO/2007/005 just outside north eastern boundary, might be veteran trees. |                                                                                                                                                                                      |              |                         |
| <b>Availability Criteria:</b>     |                                                                                                                                                                                   | <b>Availability Rating:</b>                                                                                                                                                          | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                                                                                                                 | Held by developer/willing owner/public sector                                                                                                                                        |              |                         |
| Land Condition                    | 5                                                                                                                                                                                 | Vacant land & buildings                                                                                                                                                              |              |                         |
| Legal Constraints                 | 5                                                                                                                                                                                 | Site does not face any known legal issues                                                                                                                                            |              |                         |
| Planning Permission or Allocation | N/A                                                                                                                                                                               |                                                                                                                                                                                      |              |                         |
| Comments on Availability          |                                                                                                                                                                                   |                                                                                                                                                                                      |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                                                                                                                   | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b> |                         |
| Viability                         | 5                                                                                                                                                                                 | Development is likely viable                                                                                                                                                         |              |                         |
| Timescale for Deliverability      | 5                                                                                                                                                                                 | Up to 5 years                                                                                                                                                                        |              |                         |
| Comments on Achievability         |                                                                                                                                                                                   |                                                                                                                                                                                      |              |                         |

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| <b>SHELAA Reference: CFS71</b>    |                                                          | <b>RAG Rating:</b>                                                                                                                                                                                             | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                     | Land East of Rignals Lane, Galleywood, Chelmsford, Essex |                                                                                                                                                                                                                |              |                         |
| Parish:                           | Galleywood                                               | Total Score:                                                                                                                                                                                                   | 109          |                         |
| Developable Site Area (ha):       | 15.43                                                    | Reason for discounted areas:                                                                                                                                                                                   |              |                         |
| Potential Yield:                  | 265                                                      | Typology:                                                                                                                                                                                                      | 1            |                         |
| Proposed Use:                     | Residential                                              | Comments on the size of site:                                                                                                                                                                                  |              |                         |
| <b>Suitability Criteria:</b>      |                                                          | <b>Suitability Rating:</b>                                                                                                                                                                                     | <b>Red</b>   |                         |
| Proximity to Employment Areas     | 5                                                        | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |              |                         |
| Impact on Retail Areas            | 5                                                        | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |              |                         |
| Proximity to the Workplace        | 5                                                        | Site is within 2km walking distance of an employment allocation                                                                                                                                                |              |                         |
| Public Transport                  | 5                                                        | Site is within 400m walking distance of one or more services                                                                                                                                                   |              |                         |
| PROW and Cycling Connectivity     | 5                                                        | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                         |              |                         |
| Vehicle Access                    | 5                                                        | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |              |                         |
| Strategic Road Access             | N/A                                                      |                                                                                                                                                                                                                |              |                         |
| Designated Heritage Assets        | 5                                                        | Site does not contain any designated heritage assets                                                                                                                                                           |              |                         |
| Non-Designated Heritage Assets    | 5                                                        | Site does not contain any non-designated heritage assets                                                                                                                                                       |              |                         |
| Archaeological Assets             | 5                                                        | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |              |                         |
| Minerals & Waste Constraints      | 5                                                        | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |              |                         |
| Defined Open Space                | 5                                                        | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |              |                         |
| Green Belt & Green Wedge          | 0                                                        | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                                                  |              |                         |
| Land Classification               | 3                                                        | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use                                                             |              |                         |
| Protected Natural Features        | 3                                                        | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |              |                         |
| Flood Risk Constraints            | 5                                                        | Site is wholly within Flood Zone 1                                                                                                                                                                             |              |                         |
| Air Quality Management Areas      | 5                                                        | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |              |                         |
| Ground Condition Constraints      | 5                                                        | Ground treatment is not expected to be required                                                                                                                                                                |              |                         |
| Neighbouring Constraints          | 5                                                        | Site has no neighbouring constraints                                                                                                                                                                           |              |                         |
| Proximity to Key Services         | 0                                                        | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                                                        |              |                         |
| Community Facilities              | 3                                                        | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                           |              |                         |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops.                  |                                                                                                                                                                                                                |              |                         |
| <b>Availability Criteria:</b>     |                                                          | <b>Availability Rating:</b>                                                                                                                                                                                    | <b>Green</b> |                         |
| Land Ownership                    | 5                                                        | Held by developer/willing owner/public sector                                                                                                                                                                  |              |                         |
| Land Condition                    | 5                                                        | Vacant land & buildings                                                                                                                                                                                        |              |                         |
| Legal Constraints                 | 5                                                        | Site does not face any known legal issues                                                                                                                                                                      |              |                         |
| Planning Permission or Allocation | N/A                                                      |                                                                                                                                                                                                                |              |                         |
| Comments on Availability          |                                                          |                                                                                                                                                                                                                |              |                         |
| <b>Achievability Criteria:</b>    |                                                          | <b>Achievability Rating:</b>                                                                                                                                                                                   | <b>Green</b> |                         |
| Viability                         | 5                                                        | Development is likely viable                                                                                                                                                                                   |              |                         |
| Timescale for Deliverability      | 5                                                        | Up to 5 years                                                                                                                                                                                                  |              |                         |
| Comments on Achievability         |                                                          |                                                                                                                                                                                                                |              |                         |

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| SHELAA Reference: CFS72           |                                                                                                                                                                                                                                                                | RAG Rating:                                                                                                                                                                          | Amber                 | 01 November 2025 |
| Site Address:                     | Land North of the Weir and West of Brook Hill, Little Waltham, Chelmsford                                                                                                                                                                                      |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Little Waltham                                                                                                                                                                                                                                                 | Total Score:                                                                                                                                                                         | 95                    |                  |
| Developable Site Area (ha):       | 1.7                                                                                                                                                                                                                                                            | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 38                                                                                                                                                                                                                                                             | Typology:                                                                                                                                                                            | 3                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                                                                    | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                                                |                                                                                                                                                                                      | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                                              | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                                              | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                                              | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 5                                                                                                                                                                                                                                                              | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                                              | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                                              | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                                            |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 0                                                                                                                                                                                                                                                              | Site contains one or more designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                                                              | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                                                              | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                                                                              | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 0                                                                                                                                                                                                                                                              | The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                           |                       |                  |
| Green Belt & Green Wedge          | 0                                                                                                                                                                                                                                                              | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |                       |                  |
| Land Classification               | 0                                                                                                                                                                                                                                                              | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                                              | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                       |                  |
| Flood Risk Constraints            | 2                                                                                                                                                                                                                                                              | Up to 25% of the site area is within Flood Zone 3                                                                                                                                    |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                              | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                                                                                              | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                                                                                              | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 5                                                                                                                                                                                                                                                              | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                        |                       |                  |
| Community Facilities              | 3                                                                                                                                                                                                                                                              | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Vehicular access could be provided from Brook Hill. Within conservation area. Natural Green Space (Limited Access). 1 tree protected under TPO/2017/022 and another on the northern boundary protected by TPO/2006/057 |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                                                |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                                                                              | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 5                                                                                                                                                                                                                                                              | Vacant land & buildings                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                                                              | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                                            |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          |                                                                                                                                                                                                                                                                |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                                                |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                                                                                                              | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                                              | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                                                |                                                                                                                                                                                      |                       |                  |

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| SHELAA Reference: CFS73           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | RAG Rating:                                                                                                                                                                          | Red                                                         | 01 November 2025 |
| Site Address:                     | Land East and West of A1114 and North and South of the A12, Great Baddow and Galleywood, Chelmsford, Essex                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                      |                                                             |                  |
| Parish:                           | Galleywood                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Total Score:                                                                                                                                                                         | 88                                                          |                  |
| Developable Site Area (ha):       | 44.02                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Reason for discounted areas:                                                                                                                                                         | Gas pipe and Buffer (2.24ha)                                |                  |
| Potential Yield:                  | 701                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Typology:                                                                                                                                                                            | 26                                                          |                  |
| Proposed Use:                     | Mixed Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Comments on the size of site:                                                                                                                                                        | Size of site is potentially suitable for all employment use |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                      | Suitability Rating:                                         | Red              |
| Proximity to Employment Areas     | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Site is adjacent to an existing/proposed employment allocation                                                                                                                       |                                                             |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                                                             |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Site is within 2km walking distance of an employment allocation                                                                                                                      |                                                             |                  |
| Public Transport                  | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Site is within 400m walking distance of one or more services                                                                                                                         |                                                             |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                                                             |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                                                             |                  |
| Strategic Road Access             | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Site has direct access to or is adjacent to the strategic road network                                                                                                               |                                                             |                  |
| Designated Heritage Assets        | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Site is adjacent to one or more designated heritage assets                                                                                                                           |                                                             |                  |
| Non-Designated Heritage Assets    | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Site contains one or more non-designated heritage assets                                                                                                                             |                                                             |                  |
| Archaeological Assets             | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Site is thought to be adjacent to one or more assets of archaeological interest                                                                                                      |                                                             |                  |
| Minerals & Waste Constraints      | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment           |                                                             |                  |
| Defined Open Space                | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |                                                             |                  |
| Green Belt & Green Wedge          | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Site partially lies within the Metropolitan Green Belt or Green Wedge                                                                                                                |                                                             |                  |
| Land Classification               | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                                                             |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                                                             |                  |
| Flood Risk Constraints            | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Up to 25% of the site area is within Flood Zone 3                                                                                                                                    |                                                             |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                                                             |                  |
| Ground Condition Constraints      | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Ground treatment is expected to be required on part of the site                                                                                                                      |                                                             |                  |
| Neighbouring Constraints          | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |                                                             |                  |
| Proximity to Key Services         | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |                                                             |                  |
| Community Facilities              | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                                                             |                  |
| Comments on Suitability           | Adjacent to Urban Area. In range of bus stops. Vehicle access from A1114, A12, A130, Church Street and West Hanningfield Road. Part of building of local value. Natural Green Space (Limited Access). 0.05ha and a number of trees protected under TPO/2012/016, TPO/2005/026 and TPO/2024/011Contaminated land Priority 4 SOPCO000792, SOPCO00791 within/adjacent to site. Contaminated land Priority 2 SOPCO000804, Priority 3 SOPCO000803 and Priority 4 SOPCO000324 adjacent to Western boundary of site. |                                                                                                                                                                                      |                                                             |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                      | Availability Rating:                                        | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Held by developer/willing owner/public sector                                                                                                                                        |                                                             |                  |
| Land Condition                    | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Vacant land & buildings                                                                                                                                                              |                                                             |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Site does not face any known legal issues                                                                                                                                            |                                                             |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                      |                                                             |                  |
| Comments on Availability          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                      |                                                             |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                      | Achievability Rating:                                       | Green            |
| Viability                         | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Development is likely viable                                                                                                                                                         |                                                             |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Up to 5 years                                                                                                                                                                        |                                                             |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                      |                                                             |                  |



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| SHELAA Reference: CFS74           |                                                                                                                                                                                                                                         | RAG Rating:                                                                                                                                                                          | Amber                 | 01 November 2025 |
| Site Address:                     | Land South East of 42 Church Hill, Little Waltham, Chelmsford, Essex                                                                                                                                                                    |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Little Waltham                                                                                                                                                                                                                          | Total Score:                                                                                                                                                                         | 91                    |                  |
| Developable Site Area (ha):       | 1.5                                                                                                                                                                                                                                     | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 34                                                                                                                                                                                                                                      | Typology:                                                                                                                                                                            | 3                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                                             | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                         |                                                                                                                                                                                      | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                       | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                       | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                       | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 5                                                                                                                                                                                                                                       | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 0                                                                                                                                                                                                                                       | Site is not connected to either an existing PROW or cycle network                                                                                                                    |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                       | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                     |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 0                                                                                                                                                                                                                                       | Site contains one or more designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                                       | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                                       | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                                                       | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 3                                                                                                                                                                                                                                       | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |                       |                  |
| Green Belt & Green Wedge          | 0                                                                                                                                                                                                                                       | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |                       |                  |
| Land Classification               | 0                                                                                                                                                                                                                                       | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                       | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                                                       | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                       | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                                                                       | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                                                                       | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 0                                                                                                                                                                                                                                       | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                       |                  |
| Community Facilities              | 3                                                                                                                                                                                                                                       | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Access to the site is available from Brook Hill. Adjacent to Grade 2 listed building. Overlaps a conservation area. Natural Green Space (Limited Access). 0.259ha protected under TPO/2016/017. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                         |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                                                       | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 5                                                                                                                                                                                                                                       | Vacant land & buildings                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                                       | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                     |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          | Entire site not within promoters control.                                                                                                                                                                                               |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                         |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                                                                                       | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                       | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                         |                                                                                                                                                                                      |                       |                  |



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| SHELAA Reference: CFS78           |                                                                                                                                                                               | RAG Rating:                                                                                                                                                                          | Amber                 | 01 November 2025 |
| Site Address:                     | Staceys, School Lane, Broomfield, Chelmsford, Essex, CM1 7HF                                                                                                                  |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Broomfield                                                                                                                                                                    | Total Score:                                                                                                                                                                         | 98                    |                  |
| Developable Site Area (ha):       | 48.79                                                                                                                                                                         | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 777                                                                                                                                                                           | Typology:                                                                                                                                                                            | 26                    |                  |
| Proposed Use:                     | Residential                                                                                                                                                                   | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                               |                                                                                                                                                                                      | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                             | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                             | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                             | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 0                                                                                                                                                                             | Site is in excess of 400m walking distance from all services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                             | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                             | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                           |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 0                                                                                                                                                                             | Site contains one or more designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 3                                                                                                                                                                             | Site is adjacent to one or more non-designated heritage assets                                                                                                                       |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                             | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 2                                                                                                                                                                             | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment           |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                             | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                             | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 0                                                                                                                                                                             | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 5                                                                                                                                                                             | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                             | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                             | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                             | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                             | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 3                                                                                                                                                                             | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |                       |                  |
| Community Facilities              | 3                                                                                                                                                                             | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Adjacent to DSB. Access both vehicular and pedestrian available from School Lane and Hollow Lane. Grade 2 listed buildings within site. Adjacent to buildings of local value. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                                                                               |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                                                             | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 3                                                                                                                                                                             | Low intensity land uses                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                             | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                           |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          | Site in use for other purposes.                                                                                                                                               |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                               |                                                                                                                                                                                      | Achievability Rating: | Yellow           |
| Viability                         | 5                                                                                                                                                                             | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 4                                                                                                                                                                             | Over 5 years                                                                                                                                                                         |                       |                  |
| Comments on Achievability         |                                                                                                                                                                               |                                                                                                                                                                                      |                       |                  |

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| SHELAA Reference: CFS79           |                                                                                                                                                                                                                                                                                                                                 | RAG Rating:                                                                                                                                                                          | Yellow                | 01 November 2025 |
| Site Address:                     | Montpelier Farm, Blasford Hill, Little Waltham, Chelmsford, Essex, CM3 3PG                                                                                                                                                                                                                                                      |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Little Waltham                                                                                                                                                                                                                                                                                                                  | Total Score:                                                                                                                                                                         | 101                   |                  |
| Developable Site Area (ha):       | 12.25                                                                                                                                                                                                                                                                                                                           | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 210                                                                                                                                                                                                                                                                                                                             | Typology:                                                                                                                                                                            | 1                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                                                                                                                                     | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                      | Suitability Rating:   | Yellow           |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                                                                                                               | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                                                                                                               | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                                                                                                               | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 5                                                                                                                                                                                                                                                                                                                               | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                                                                                                               | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                                                                                                               | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                                                                                                                                                                                                                               | Site does not contain any designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                                                                                                                               | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 0                                                                                                                                                                                                                                                                                                                               | Site is thought to contain one or more assets of archaeological interest                                                                                                             |                       |                  |
| Minerals & Waste Constraints      | 2                                                                                                                                                                                                                                                                                                                               | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment           |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                                                                                                                                                                               | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                                                                                                                                               | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 0                                                                                                                                                                                                                                                                                                                               | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                                                                                                               | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                                                                                                                                               | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                                                                                               | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 3                                                                                                                                                                                                                                                                                                                               | Ground treatment is expected to be required on part of the site                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                                                                                                                                                               | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 3                                                                                                                                                                                                                                                                                                                               | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |                       |                  |
| Community Facilities              | 3                                                                                                                                                                                                                                                                                                                               | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Within DSB. In range of bus stops. Access to Blasford Hill, Little Waltham. 1 tree protected under TPO/2001/040 inside the boundary and a group of trees protected by the same TPO adjacent to the site. This group of trees may contain veteran trees.Contaminated land priority 3: SOPC000130 adjacent to South East 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 | Site is already allocated in the Local Plan forming part of SGS8. See 20/00001/MAS, 20/02064/OUT, 21/00881/FUL                                                                                                                                                                                                                  |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          | Entire site not within promoters control.                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                                                                                                                                                                               | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                                                                                                               | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                      |                       |                  |

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| SHELAA Reference: CFS80           |                                                                                                                        | RAG Rating:                                                                                                                                                                                                    | Amber                 | 01 November 2025 |
| Site Address:                     | Land South West of 217 Chignal Road, Chignal Smealy, Chelmsford, Essex                                                 |                                                                                                                                                                                                                |                       |                  |
| Parish:                           | Chignal                                                                                                                | Total Score:                                                                                                                                                                                                   | 108                   |                  |
| Developable Site Area (ha):       | 0.65                                                                                                                   | Reason for discounted areas:                                                                                                                                                                                   |                       |                  |
| Potential Yield:                  | 12                                                                                                                     | Typology:                                                                                                                                                                                                      | 5                     |                  |
| Proposed Use:                     | Residential                                                                                                            | Comments on the size of site:                                                                                                                                                                                  |                       |                  |
| Suitability Criteria:             |                                                                                                                        |                                                                                                                                                                                                                | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                      | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                      | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                      | Site is within 2km walking distance of an employment allocation                                                                                                                                                |                       |                  |
| Public Transport                  | 5                                                                                                                      | Site is within 400m walking distance of one or more services                                                                                                                                                   |                       |                  |
| PROW and Cycling Connectivity     | 0                                                                                                                      | Site is not connected to either an existing PROW or cycle network                                                                                                                                              |                       |                  |
| Vehicle Access                    | 5                                                                                                                      | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |                       |                  |
| Strategic Road Access             | N/A                                                                                                                    |                                                                                                                                                                                                                |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                      | Site does not contain any designated heritage assets                                                                                                                                                           |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                      | Site does not contain any non-designated heritage assets                                                                                                                                                       |                       |                  |
| Archaeological Assets             | 5                                                                                                                      | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                      | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |                       |                  |
| Defined Open Space                | 5                                                                                                                      | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                      | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                            |                       |                  |
| Land Classification               | 3                                                                                                                      | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use                                                             |                       |                  |
| Protected Natural Features        | 3                                                                                                                      | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                      | Site is wholly within Flood Zone 1                                                                                                                                                                             |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                      | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                      | Ground treatment is not expected to be required                                                                                                                                                                |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                      | Site has no neighbouring constraints                                                                                                                                                                           |                       |                  |
| Proximity to Key Services         | 5                                                                                                                      | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                                                  |                       |                  |
| Community Facilities              | 0                                                                                                                      | Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                                               |                       |                  |
| Comments on Suitability           | Adjacent to Urban Area. In range of bus stops. Access from Chignal Road and Mashbury Road.                             |                                                                                                                                                                                                                |                       |                  |
| Availability Criteria:            |                                                                                                                        |                                                                                                                                                                                                                | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                      | Held by developer/willing owner/public sector                                                                                                                                                                  |                       |                  |
| Land Condition                    | 4                                                                                                                      | Established single use                                                                                                                                                                                         |                       |                  |
| Legal Constraints                 | 3                                                                                                                      | Site may possibly face legal issues                                                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                    |                                                                                                                                                                                                                |                       |                  |
| Comments on Availability          | Bethel Baptist Church on site. Right of access required to maintain drainage. Site currently in use for other purpose. |                                                                                                                                                                                                                |                       |                  |
| Achievability Criteria:           |                                                                                                                        |                                                                                                                                                                                                                | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                      | Development is likely viable                                                                                                                                                                                   |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                      | Up to 5 years                                                                                                                                                                                                  |                       |                  |
| Comments on Achievability         |                                                                                                                        |                                                                                                                                                                                                                |                       |                  |

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| SHELAA Reference: CFS82           |                                                                                                                                                                                                                                                                                        | RAG Rating:                                                                                                                                                                          | Green                 | 01 November 2025 |
| Site Address:                     | Land South West of Bethel Baptist Church, Chignal Road, Chignal Smealy, Chelmsford, Essex                                                                                                                                                                                              |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Chelmsford                                                                                                                                                                                                                                                                             | Total Score:                                                                                                                                                                         | 114                   |                  |
| Developable Site Area (ha):       | 1.81                                                                                                                                                                                                                                                                                   | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 41                                                                                                                                                                                                                                                                                     | Typology:                                                                                                                                                                            | 3                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                                                                                            | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                      | Suitability Rating:   | Green            |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                                                                      | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                                                                      | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                                                                      | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 5                                                                                                                                                                                                                                                                                      | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                                                                      | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                                                                      | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 3                                                                                                                                                                                                                                                                                      | Site is adjacent to one or more designated heritage assets                                                                                                                           |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                                                                                      | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                                                                                      | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                                                                                                      | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                                                                                                                                      | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                                                                                                      | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 3                                                                                                                                                                                                                                                                                      | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use                                   |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                                                                      | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                                                                                                      | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                                                      | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                                                                                                                      | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                                                                                                                      | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 5                                                                                                                                                                                                                                                                                      | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                        |                       |                  |
| Community Facilities              | 3                                                                                                                                                                                                                                                                                      | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Adjacent to Urban Area. In range of bus stops. Vehiculare access available from Chignal Road. Adjacent to Grade 2 listed building. Group of trees protected by TPO/2004/045 in the southern part of the site and a single tree protected by TPO/2016/025 on the north eastern boundary |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                                                                                                      | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 5                                                                                                                                                                                                                                                                                      | Vacant land & buildings                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                                                                                      | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          | Site not within promoters ownership.                                                                                                                                                                                                                                                   |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                                                                                                                                      | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                                                                      | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                      |                       |                  |

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| SHELAA Reference: CFS83           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | RAG Rating:                                                                                                                                                                                                                                                            | Amber                                                       | 01 November 2025 |
| Site Address:                     | Land East and West of the A12 and North and South of the A414, Great Baddow and Sandon, Chelmsford, Essex                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Parish:                           | Danbury                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Total Score:                                                                                                                                                                                                                                                           | 84                                                          |                  |
| Developable Site Area (ha):       | 493.204                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Reason for discounted areas:                                                                                                                                                                                                                                           | Electricity line (0.836ha), Gas pipeline (0.2ha)            |                  |
| Potential Yield:                  | 6905                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Typology:                                                                                                                                                                                                                                                              | 23                                                          |                  |
| Proposed Use:                     | Mixed Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Comments on the size of site:                                                                                                                                                                                                                                          | Size of site is potentially suitable for all employment use |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Suitability Rating:                                                                                                                                                                                                                                                    | Amber                                                       |                  |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Site is outside of any existing/proposed employment allocation                                                                                                                                                                                                         |                                                             |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                                                                                     |                                                             |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Site is within 2km walking distance of an employment allocation                                                                                                                                                                                                        |                                                             |                  |
| Public Transport                  | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Site is within 400m walking distance of one or more services                                                                                                                                                                                                           |                                                             |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                                                                                 |                                                             |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                                                                                       |                                                             |                  |
| Strategic Road Access             | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Site has direct access to or is adjacent to the strategic road network                                                                                                                                                                                                 |                                                             |                  |
| Designated Heritage Assets        | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Site contains one or more designated heritage assets                                                                                                                                                                                                                   |                                                             |                  |
| Non-Designated Heritage Assets    | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Site is adjacent to one or more non-designated heritage assets                                                                                                                                                                                                         |                                                             |                  |
| Archaeological Assets             | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Site is thought to contain one or more assets of archaeological interest                                                                                                                                                                                               |                                                             |                  |
| Minerals & Waste Constraints      | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development |                                                             |                  |
| Defined Open Space                | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                                                                                       |                                                             |                  |
| Green Belt & Green Wedge          | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Site partially lies within the Metropolitan Green Belt or Green Wedge                                                                                                                                                                                                  |                                                             |                  |
| Land Classification               | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                                                                           |                                                             |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Site partially or wholly comprises of one or more protected natural features                                                                                                                                                                                           |                                                             |                  |
| Flood Risk Constraints            | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 25%-50% of the site area is within Flood Zone 3                                                                                                                                                                                                                        |                                                             |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Site is in excess of 500m from a designated AQMA                                                                                                                                                                                                                       |                                                             |                  |
| Ground Condition Constraints      | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Ground treatment is expected to be required on part of the site                                                                                                                                                                                                        |                                                             |                  |
| Neighbouring Constraints          | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Site has neighbouring constraints with no potential for mitigation                                                                                                                                                                                                     |                                                             |                  |
| Proximity to Key Services         | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                                                                                                           |                                                             |                  |
| Community Facilities              | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                                                                   |                                                             |                  |
| Comments on Suitability           | Outside of DSB. Within range of Sandon P&R and bus stops. Possible connection to Maldon Road. Grade 2 listed building within site. Overlaps conservation area. Adjacent to buildings of local value. Protected lane within site. 10.284ha protected under TPO/2010/021, TPO/2002/001, TPO/2002/085; 5.81ha LoWS. Site adjacent to Ancient Woodland Hall Wood, ID 485.Priority 4 contaminated land within site: SOPC000473, SOPC000141, SOPC000498, SOPC000497, SOPC000140, SOPC000139, SOPC0000569, chl512. |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Availability Rating:                                                                                                                                                                                                                                                   | Green                                                       |                  |
| Land Ownership                    | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Held by developer/willing owner/public sector                                                                                                                                                                                                                          |                                                             |                  |
| Land Condition                    | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Low intensity land uses                                                                                                                                                                                                                                                |                                                             |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Site does not face any known legal issues                                                                                                                                                                                                                              |                                                             |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Comments on Availability          | Multiple ownership though promoter has option to purchase remaining area. Site currently in use for other purposes.                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Achievability Rating:                                                                                                                                                                                                                                                  | Green                                                       |                  |
| Viability                         | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Development is likely viable                                                                                                                                                                                                                                           |                                                             |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Up to 5 years                                                                                                                                                                                                                                                          |                                                             |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                        |                                                             |                  |

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| <b>SHELAA Reference: CFS84</b>    |                                                                                                                                                                                                                                                                                                               | <b>RAG Rating:</b>                                                                                                                                                                 | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                     | Land East of Two Wishes, Lynfords Drive, Runwell, Wickford, Essex                                                                                                                                                                                                                                             |                                                                                                                                                                                    |              |                         |
| Parish:                           | Runwell                                                                                                                                                                                                                                                                                                       | Total Score:                                                                                                                                                                       | 93           |                         |
| Developable Site Area (ha):       | 0.44                                                                                                                                                                                                                                                                                                          | Reason for discounted areas:                                                                                                                                                       |              |                         |
| Potential Yield:                  | 11                                                                                                                                                                                                                                                                                                            | Typology:                                                                                                                                                                          | 17           |                         |
| Proposed Use:                     | Residential                                                                                                                                                                                                                                                                                                   | Comments on the size of site:                                                                                                                                                      |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                                                                                                                                                                                                                                               | <b>Suitability Rating:</b>                                                                                                                                                         | <b>Red</b>   |                         |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                                                                                             | Site is outside of any existing/proposed employment allocation                                                                                                                     |              |                         |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                                                                                             | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |              |                         |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                                                                                             | Site is within 2km walking distance of an employment allocation                                                                                                                    |              |                         |
| Public Transport                  | 0                                                                                                                                                                                                                                                                                                             | Site is in excess of 400m walking distance from all services                                                                                                                       |              |                         |
| PROW and Cycling Connectivity     | 0                                                                                                                                                                                                                                                                                                             | Site is not connected to either an existing PROW or cycle network                                                                                                                  |              |                         |
| Vehicle Access                    | 5                                                                                                                                                                                                                                                                                                             | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |              |                         |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                    |              |                         |
| Designated Heritage Assets        | 5                                                                                                                                                                                                                                                                                                             | Site does not contain any designated heritage assets                                                                                                                               |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                                                                                                             | Site does not contain any non-designated heritage assets                                                                                                                           |              |                         |
| Archaeological Assets             | 5                                                                                                                                                                                                                                                                                                             | Site is not thought to contain any assets of archaeological interest                                                                                                               |              |                         |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                                                                                                                             | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |              |                         |
| Defined Open Space                | 5                                                                                                                                                                                                                                                                                                             | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |              |                         |
| Green Belt & Green Wedge          | 0                                                                                                                                                                                                                                                                                                             | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                      |              |                         |
| Land Classification               | 0                                                                                                                                                                                                                                                                                                             | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |              |                         |
| Protected Natural Features        | 0                                                                                                                                                                                                                                                                                                             | Site partially or wholly comprises of one or more protected natural features                                                                                                       |              |                         |
| Flood Risk Constraints            | 5                                                                                                                                                                                                                                                                                                             | Site is wholly within Flood Zone 1                                                                                                                                                 |              |                         |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                                                                             | Site is in excess of 500m from a designated AQMA                                                                                                                                   |              |                         |
| Ground Condition Constraints      | 3                                                                                                                                                                                                                                                                                                             | Ground treatment is expected to be required on part of the site                                                                                                                    |              |                         |
| Neighbouring Constraints          | 5                                                                                                                                                                                                                                                                                                             | Site has no neighbouring constraints                                                                                                                                               |              |                         |
| Proximity to Key Services         | 0                                                                                                                                                                                                                                                                                                             | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                            |              |                         |
| Community Facilities              | 5                                                                                                                                                                                                                                                                                                             | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |              |                         |
| Comments on Suitability           | Outside of DSB. Group of trees and a single tree protected by TPO/2006/072 adjacent boundary to the north and a small sliver within the site. Also tree belt to the east within 15m protected by TPO/2009/036. These TPOs may contain veteran trees. Contaminated land: SOPC000853 adjacent to north of site. |                                                                                                                                                                                    |              |                         |
| <b>Availability Criteria:</b>     |                                                                                                                                                                                                                                                                                                               | <b>Availability Rating:</b>                                                                                                                                                        | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                                                                                                                                                                                                                                             | Held by developer/willing owner/public sector                                                                                                                                      |              |                         |
| Land Condition                    | 5                                                                                                                                                                                                                                                                                                             | Vacant land & buildings                                                                                                                                                            |              |                         |
| Legal Constraints                 | 5                                                                                                                                                                                                                                                                                                             | Site does not face any known legal issues                                                                                                                                          |              |                         |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                    |              |                         |
| Comments on Availability          |                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                    |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                                                                                                                                                                                                                                               | <b>Achievability Rating:</b>                                                                                                                                                       | <b>Green</b> |                         |
| Viability                         | 5                                                                                                                                                                                                                                                                                                             | Development is likely viable                                                                                                                                                       |              |                         |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                                                                                             | Up to 5 years                                                                                                                                                                      |              |                         |
| Comments on Achievability         |                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                    |              |                         |



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| <b>SHELAA Reference: CFS85</b>    |                                                                                                                                                                                                                                    | <b>RAG Rating:</b>                                                                                                                                                                 | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                     | Land North of Green Acres, Runwell Chase, Runwell, Wickford, Essex                                                                                                                                                                 |                                                                                                                                                                                    |              |                         |
| Parish:                           | Runwell                                                                                                                                                                                                                            | Total Score:                                                                                                                                                                       | 100          |                         |
| Developable Site Area (ha):       | 0.66                                                                                                                                                                                                                               | Reason for discounted areas:                                                                                                                                                       |              |                         |
| Potential Yield:                  | 13                                                                                                                                                                                                                                 | Typology:                                                                                                                                                                          | 5            |                         |
| Proposed Use:                     | Residential                                                                                                                                                                                                                        | Comments on the size of site:                                                                                                                                                      |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                                                                                                                                                                    | <b>Suitability Rating:</b>                                                                                                                                                         | <b>Red</b>   |                         |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                  | Site is outside of any existing/proposed employment allocation                                                                                                                     |              |                         |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                  | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |              |                         |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                  | Site is within 2km walking distance of an employment allocation                                                                                                                    |              |                         |
| Public Transport                  | 5                                                                                                                                                                                                                                  | Site is within 400m walking distance of one or more services                                                                                                                       |              |                         |
| PROW and Cycling Connectivity     | 0                                                                                                                                                                                                                                  | Site is not connected to either an existing PROW or cycle network                                                                                                                  |              |                         |
| Vehicle Access                    | 5                                                                                                                                                                                                                                  | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |              |                         |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                |                                                                                                                                                                                    |              |                         |
| Designated Heritage Assets        | 5                                                                                                                                                                                                                                  | Site does not contain any designated heritage assets                                                                                                                               |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                                  | Site does not contain any non-designated heritage assets                                                                                                                           |              |                         |
| Archaeological Assets             | 5                                                                                                                                                                                                                                  | Site is not thought to contain any assets of archaeological interest                                                                                                               |              |                         |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                                                  | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |              |                         |
| Defined Open Space                | 5                                                                                                                                                                                                                                  | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |              |                         |
| Green Belt & Green Wedge          | 0                                                                                                                                                                                                                                  | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                      |              |                         |
| Land Classification               | 0                                                                                                                                                                                                                                  | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |              |                         |
| Protected Natural Features        | 0                                                                                                                                                                                                                                  | Site partially or wholly comprises of one or more protected natural features                                                                                                       |              |                         |
| Flood Risk Constraints            | 5                                                                                                                                                                                                                                  | Site is wholly within Flood Zone 1                                                                                                                                                 |              |                         |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                  | Site is in excess of 500m from a designated AQMA                                                                                                                                   |              |                         |
| Ground Condition Constraints      | 5                                                                                                                                                                                                                                  | Ground treatment is not expected to be required                                                                                                                                    |              |                         |
| Neighbouring Constraints          | 5                                                                                                                                                                                                                                  | Site has no neighbouring constraints                                                                                                                                               |              |                         |
| Proximity to Key Services         | 0                                                                                                                                                                                                                                  | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                            |              |                         |
| Community Facilities              | 5                                                                                                                                                                                                                                  | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |              |                         |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Gated access from Lynfords drive. Land fronts onto Runwell Chase with rights of access. Tree belt just over 15m to the east of the site protected by TPO/2009/36, may contain veteran trees |                                                                                                                                                                                    |              |                         |
| <b>Availability Criteria:</b>     |                                                                                                                                                                                                                                    | <b>Availability Rating:</b>                                                                                                                                                        | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                                                                                                                                                                  | Held by developer/willing owner/public sector                                                                                                                                      |              |                         |
| Land Condition                    | 5                                                                                                                                                                                                                                  | Vacant land & buildings                                                                                                                                                            |              |                         |
| Legal Constraints                 | 5                                                                                                                                                                                                                                  | Site does not face any known legal issues                                                                                                                                          |              |                         |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                |                                                                                                                                                                                    |              |                         |
| Comments on Availability          |                                                                                                                                                                                                                                    |                                                                                                                                                                                    |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                                                                                                                                                                    | <b>Achievability Rating:</b>                                                                                                                                                       | <b>Green</b> |                         |
| Viability                         | 5                                                                                                                                                                                                                                  | Development is likely viable                                                                                                                                                       |              |                         |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                  | Up to 5 years                                                                                                                                                                      |              |                         |
| Comments on Achievability         |                                                                                                                                                                                                                                    |                                                                                                                                                                                    |              |                         |

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| <b>SHELAA Reference: CFS86</b>    |                                                                                                                                                                                                                                    | <b>RAG Rating:</b>                                                                                                                                                                 | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                     | Land At Green Acres, Runwell Chase, Runwell, Wickford, Essex                                                                                                                                                                       |                                                                                                                                                                                    |              |                         |
| Parish:                           | Runwell                                                                                                                                                                                                                            | Total Score:                                                                                                                                                                       | 103          |                         |
| Developable Site Area (ha):       | 0.32                                                                                                                                                                                                                               | Reason for discounted areas:                                                                                                                                                       |              |                         |
| Potential Yield:                  | 13                                                                                                                                                                                                                                 | Typology:                                                                                                                                                                          | 20           |                         |
| Proposed Use:                     | Residential                                                                                                                                                                                                                        | Comments on the size of site:                                                                                                                                                      |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                                                                                                                                                                    | <b>Suitability Rating:</b>                                                                                                                                                         | <b>Red</b>   |                         |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                  | Site is outside of any existing/proposed employment allocation                                                                                                                     |              |                         |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                  | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |              |                         |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                  | Site is within 2km walking distance of an employment allocation                                                                                                                    |              |                         |
| Public Transport                  | 5                                                                                                                                                                                                                                  | Site is within 400m walking distance of one or more services                                                                                                                       |              |                         |
| PROW and Cycling Connectivity     | 0                                                                                                                                                                                                                                  | Site is not connected to either an existing PROW or cycle network                                                                                                                  |              |                         |
| Vehicle Access                    | 5                                                                                                                                                                                                                                  | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |              |                         |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                |                                                                                                                                                                                    |              |                         |
| Designated Heritage Assets        | 5                                                                                                                                                                                                                                  | Site does not contain any designated heritage assets                                                                                                                               |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                                  | Site does not contain any non-designated heritage assets                                                                                                                           |              |                         |
| Archaeological Assets             | 5                                                                                                                                                                                                                                  | Site is not thought to contain any assets of archaeological interest                                                                                                               |              |                         |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                                                  | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |              |                         |
| Defined Open Space                | 5                                                                                                                                                                                                                                  | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |              |                         |
| Green Belt & Green Wedge          | 0                                                                                                                                                                                                                                  | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                      |              |                         |
| Land Classification               | 5                                                                                                                                                                                                                                  | Site is predominantly Previously Developed Land                                                                                                                                    |              |                         |
| Protected Natural Features        | 0                                                                                                                                                                                                                                  | Site partially or wholly comprises of one or more protected natural features                                                                                                       |              |                         |
| Flood Risk Constraints            | 5                                                                                                                                                                                                                                  | Site is wholly within Flood Zone 1                                                                                                                                                 |              |                         |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                  | Site is in excess of 500m from a designated AQMA                                                                                                                                   |              |                         |
| Ground Condition Constraints      | 5                                                                                                                                                                                                                                  | Ground treatment is not expected to be required                                                                                                                                    |              |                         |
| Neighbouring Constraints          | 5                                                                                                                                                                                                                                  | Site has no neighbouring constraints                                                                                                                                               |              |                         |
| Proximity to Key Services         | 0                                                                                                                                                                                                                                  | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                            |              |                         |
| Community Facilities              | 5                                                                                                                                                                                                                                  | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |              |                         |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Gated access from Lynfords drive. Land fronts onto Runwell Chase with rights of access. Tree belt just over 15m to the east of the site protected by TPO/2009/36, may contain veteran trees |                                                                                                                                                                                    |              |                         |
| <b>Availability Criteria:</b>     |                                                                                                                                                                                                                                    | <b>Availability Rating:</b>                                                                                                                                                        | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                                                                                                                                                                  | Held by developer/willing owner/public sector                                                                                                                                      |              |                         |
| Land Condition                    | 3                                                                                                                                                                                                                                  | Low intensity land uses                                                                                                                                                            |              |                         |
| Legal Constraints                 | 5                                                                                                                                                                                                                                  | Site does not face any known legal issues                                                                                                                                          |              |                         |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                |                                                                                                                                                                                    |              |                         |
| Comments on Availability          | Site currently in use for other purposes.                                                                                                                                                                                          |                                                                                                                                                                                    |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                                                                                                                                                                    | <b>Achievability Rating:</b>                                                                                                                                                       | <b>Green</b> |                         |
| Viability                         | 5                                                                                                                                                                                                                                  | Development is likely viable                                                                                                                                                       |              |                         |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                  | Up to 5 years                                                                                                                                                                      |              |                         |
| Comments on Achievability         |                                                                                                                                                                                                                                    |                                                                                                                                                                                    |              |                         |



|                                   |                                                                                                                          |                                                                                                                                                                                                                |                       |                  |
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| SHELAA Reference: CFS88           |                                                                                                                          | RAG Rating:                                                                                                                                                                                                    | Yellow                | 01 November 2025 |
| Site Address:                     | Site At Fenn Roundabout, Burnham Road, South Woodham Ferrers, Chelmsford                                                 |                                                                                                                                                                                                                |                       |                  |
| Parish:                           | South Woodham Ferrers                                                                                                    | Total Score:                                                                                                                                                                                                   | 89                    |                  |
| Developable Site Area (ha):       | 1.05                                                                                                                     | Reason for discounted areas:                                                                                                                                                                                   |                       |                  |
| Potential Yield:                  | 0                                                                                                                        | Typology:                                                                                                                                                                                                      | 36                    |                  |
| Proposed Use:                     | Employment                                                                                                               | Comments on the size of site:                                                                                                                                                                                  |                       |                  |
| Suitability Criteria:             |                                                                                                                          |                                                                                                                                                                                                                | Suitability Rating:   | Green            |
| Proximity to Employment Areas     | N/A                                                                                                                      |                                                                                                                                                                                                                |                       |                  |
| Impact on Retail Areas            | N/A                                                                                                                      |                                                                                                                                                                                                                |                       |                  |
| Proximity to the Workplace        | N/A                                                                                                                      |                                                                                                                                                                                                                |                       |                  |
| Public Transport                  | 5                                                                                                                        | Site is within 400m walking distance of one or more services                                                                                                                                                   |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                        | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                         |                       |                  |
| Vehicle Access                    | 5                                                                                                                        | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |                       |                  |
| Strategic Road Access             | 4                                                                                                                        | Site has direct access to or is adjacent to a primary road network                                                                                                                                             |                       |                  |
| Designated Heritage Assets        | 3                                                                                                                        | Site is adjacent to one or more designated heritage assets                                                                                                                                                     |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                        | Site does not contain any non-designated heritage assets                                                                                                                                                       |                       |                  |
| Archaeological Assets             | 3                                                                                                                        | Site is thought to be adjacent to one or more assets of archaeological interest                                                                                                                                |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                        | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |                       |                  |
| Defined Open Space                | 5                                                                                                                        | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                        | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                            |                       |                  |
| Land Classification               | 0                                                                                                                        | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                   |                       |                  |
| Protected Natural Features        | 3                                                                                                                        | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                        | Site is wholly within Flood Zone 1                                                                                                                                                                             |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                        | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                        | Ground treatment is not expected to be required                                                                                                                                                                |                       |                  |
| Neighbouring Constraints          | N/A                                                                                                                      |                                                                                                                                                                                                                |                       |                  |
| Proximity to Key Services         | N/A                                                                                                                      |                                                                                                                                                                                                                |                       |                  |
| Community Facilities              | 5                                                                                                                        | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                              |                       |                  |
| Comments on Suitability           | Adjacent to Urban Area. In range of bus stops. Archaeological survey carried out indicates potential for assets on site. |                                                                                                                                                                                                                |                       |                  |
| Availability Criteria:            |                                                                                                                          |                                                                                                                                                                                                                | Availability Rating:  | Yellow           |
| Land Ownership                    | 5                                                                                                                        | Held by developer/willing owner/public sector                                                                                                                                                                  |                       |                  |
| Land Condition                    | 3                                                                                                                        | Low intensity land uses                                                                                                                                                                                        |                       |                  |
| Legal Constraints                 | 3                                                                                                                        | Site may possibly face legal issues                                                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                      |                                                                                                                                                                                                                |                       |                  |
| Comments on Availability          | Operational requirements on site from UKPN. Right of access required to maintain electrics.                              |                                                                                                                                                                                                                |                       |                  |
| Achievability Criteria:           |                                                                                                                          |                                                                                                                                                                                                                | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                        | Development is likely viable                                                                                                                                                                                   |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                        | Up to 5 years                                                                                                                                                                                                  |                       |                  |
| Comments on Achievability         |                                                                                                                          |                                                                                                                                                                                                                |                       |                  |

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| SHELAA Reference: CFS90           |                                                                                                                               | RAG Rating:                                                                                                                                                                          | Amber                 | 01 November 2025 |
| Site Address:                     | Land at 87 Main Road, Great Leighs, Chelmsford, Essex                                                                         |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Great Leighs                                                                                                                  | Total Score:                                                                                                                                                                         | 106                   |                  |
| Developable Site Area (ha):       | 0.92                                                                                                                          | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 18                                                                                                                            | Typology:                                                                                                                                                                            | 4                     |                  |
| Proposed Use:                     | Residential                                                                                                                   | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                               |                                                                                                                                                                                      | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                             | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                             | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                             | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 5                                                                                                                             | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                             | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                                                                             | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                           |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 3                                                                                                                             | Site is adjacent to one or more designated heritage assets                                                                                                                           |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                             | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                                                                             | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                             | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                                                                             | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                             | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 0                                                                                                                             | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 0                                                                                                                             | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                             | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                             | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                             | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                             | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 0                                                                                                                             | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                       |                  |
| Community Facilities              | 3                                                                                                                             | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Site has highway frontage. 0.104ha and individual trees protected under TPO/2003/098. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                               |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                             | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 5                                                                                                                             | Vacant land & buildings                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                                                             | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                           |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          |                                                                                                                               |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                               |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                             | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                             | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                               |                                                                                                                                                                                      |                       |                  |

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| SHELAA Reference: CFS91           |                                                                                                                                                                   | RAG Rating:                                                                                                                                                                          | Amber                                                       | 01 November 2025 |
| Site Address:                     | Land East of Drakes Farm, Drakes Lane, Little Waltham, Chelmsford, Essex                                                                                          |                                                                                                                                                                                      |                                                             |                  |
| Parish:                           | Little Waltham                                                                                                                                                    | Total Score:                                                                                                                                                                         | 88                                                          |                  |
| Developable Site Area (ha):       | 2.12                                                                                                                                                              | Reason for discounted areas:                                                                                                                                                         |                                                             |                  |
| Potential Yield:                  | 42                                                                                                                                                                | Typology:                                                                                                                                                                            | 3+33+34+36                                                  |                  |
| Proposed Use:                     | Mixed Use                                                                                                                                                         | Comments on the size of site:                                                                                                                                                        | Size of site is potentially suitable for all employment use |                  |
| Suitability Criteria:             |                                                                                                                                                                   |                                                                                                                                                                                      | Suitability Rating:                                         | Amber            |
| Proximity to Employment Areas     | 0                                                                                                                                                                 | Site is wholly/partially located within an existing/proposed employment allocation                                                                                                   |                                                             |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                                                             |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                 | Site is within 2km walking distance of an employment allocation                                                                                                                      |                                                             |                  |
| Public Transport                  | 0                                                                                                                                                                 | Site is in excess of 400m walking distance from all services                                                                                                                         |                                                             |                  |
| PROW and Cycling Connectivity     | 0                                                                                                                                                                 | Site is not connected to either an existing PROW or cycle network                                                                                                                    |                                                             |                  |
| Vehicle Access                    | 5                                                                                                                                                                 | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                                                             |                  |
| Strategic Road Access             | 0                                                                                                                                                                 | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road                                               |                                                             |                  |
| Designated Heritage Assets        | 5                                                                                                                                                                 | Site does not contain any designated heritage assets                                                                                                                                 |                                                             |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                 | Site does not contain any non-designated heritage assets                                                                                                                             |                                                             |                  |
| Archaeological Assets             | 5                                                                                                                                                                 | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                                                             |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                                                             |                  |
| Defined Open Space                | 5                                                                                                                                                                 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                                                             |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                 | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                                                             |                  |
| Land Classification               | 0                                                                                                                                                                 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                                                             |                  |
| Protected Natural Features        | 0                                                                                                                                                                 | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                                                             |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                 | Site is wholly within Flood Zone 1                                                                                                                                                   |                                                             |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                 | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                                                             |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                 | Ground treatment is not expected to be required                                                                                                                                      |                                                             |                  |
| Neighbouring Constraints          | 0                                                                                                                                                                 | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |                                                             |                  |
| Proximity to Key Services         | 0                                                                                                                                                                 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                                                             |                  |
| Community Facilities              | 3                                                                                                                                                                 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                                                             |                  |
| Comments on Suitability           | Outside of DSB. Overlaps Drakes Lane employment area. Access to adjacent employment site, and has frontage onto Drakes Lane. 1.51ha protected under TPO/2003/076. |                                                                                                                                                                                      |                                                             |                  |
| Availability Criteria:            |                                                                                                                                                                   |                                                                                                                                                                                      | Availability Rating:                                        | Green            |
| Land Ownership                    | 5                                                                                                                                                                 | Held by developer/willing owner/public sector                                                                                                                                        |                                                             |                  |
| Land Condition                    | 5                                                                                                                                                                 | Vacant land & buildings                                                                                                                                                              |                                                             |                  |
| Legal Constraints                 | 5                                                                                                                                                                 | Site does not face any known legal issues                                                                                                                                            |                                                             |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                               |                                                                                                                                                                                      |                                                             |                  |
| Comments on Availability          |                                                                                                                                                                   |                                                                                                                                                                                      |                                                             |                  |
| Achievability Criteria:           |                                                                                                                                                                   |                                                                                                                                                                                      | Achievability Rating:                                       | Green            |
| Viability                         | 5                                                                                                                                                                 | Development is likely viable                                                                                                                                                         |                                                             |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                 | Up to 5 years                                                                                                                                                                        |                                                             |                  |
| Comments on Achievability         |                                                                                                                                                                   |                                                                                                                                                                                      |                                                             |                  |

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| <b>SHELAA Reference: CFS92</b>    |                                                                                                                                                                                                                                      | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                     | Land South of 4 Glenside Parsonage Lane, Margaretting, Ingatestone, Essex                                                                                                                                                            |                                                                                                                                                                                      |              |                         |
| Parish:                           | Margaretting                                                                                                                                                                                                                         | Total Score:                                                                                                                                                                         | 89           |                         |
| Developable Site Area (ha):       | 3.09                                                                                                                                                                                                                                 | Reason for discounted areas:                                                                                                                                                         |              |                         |
| Potential Yield:                  | 61                                                                                                                                                                                                                                   | Typology:                                                                                                                                                                            | 3            |                         |
| Proposed Use:                     | Residential                                                                                                                                                                                                                          | Comments on the size of site:                                                                                                                                                        |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                                                                                                                                                                      | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Red</b>   |                         |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                    | Site is outside of any existing/proposed employment allocation                                                                                                                       |              |                         |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                    | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |              |                         |
| Proximity to the Workplace        | 0                                                                                                                                                                                                                                    | Site is in excess of 2km walking distance of an employment allocation                                                                                                                |              |                         |
| Public Transport                  | 5                                                                                                                                                                                                                                    | Site is within 400m walking distance of one or more services                                                                                                                         |              |                         |
| PROW and Cycling Connectivity     | 0                                                                                                                                                                                                                                    | Site is not connected to either an existing PROW or cycle network                                                                                                                    |              |                         |
| Vehicle Access                    | 5                                                                                                                                                                                                                                    | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |              |                         |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                  |                                                                                                                                                                                      |              |                         |
| Designated Heritage Assets        | 3                                                                                                                                                                                                                                    | Site is adjacent to one or more designated heritage assets                                                                                                                           |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                                    | Site does not contain any non-designated heritage assets                                                                                                                             |              |                         |
| Archaeological Assets             | 5                                                                                                                                                                                                                                    | Site is not thought to contain any assets of archaeological interest                                                                                                                 |              |                         |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                                                    | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |              |                         |
| Defined Open Space                | 5                                                                                                                                                                                                                                    | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |              |                         |
| Green Belt & Green Wedge          | 0                                                                                                                                                                                                                                    | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |              |                         |
| Land Classification               | 0                                                                                                                                                                                                                                    | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |              |                         |
| Protected Natural Features        | 0                                                                                                                                                                                                                                    | Site partially or wholly comprises of one or more protected natural features                                                                                                         |              |                         |
| Flood Risk Constraints            | 5                                                                                                                                                                                                                                    | Site is wholly within Flood Zone 1                                                                                                                                                   |              |                         |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                    | Site is in excess of 500m from a designated AQMA                                                                                                                                     |              |                         |
| Ground Condition Constraints      | 3                                                                                                                                                                                                                                    | Ground treatment is expected to be required on part of the site                                                                                                                      |              |                         |
| Neighbouring Constraints          | 5                                                                                                                                                                                                                                    | Site has no neighbouring constraints                                                                                                                                                 |              |                         |
| Proximity to Key Services         | 0                                                                                                                                                                                                                                    | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |              |                         |
| Community Facilities              | 3                                                                                                                                                                                                                                    | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |              |                         |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Possible access from Parsonage Lane. Adjacent to conservation area. 0.159ha protected under TPO/2016/036. Priority 4 contaminated land SOPC000716 adjacent to northern boundary of the site. |                                                                                                                                                                                      |              |                         |
| <b>Availability Criteria:</b>     |                                                                                                                                                                                                                                      | <b>Availability Rating:</b>                                                                                                                                                          | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                                                                                                                                                                    | Held by developer/willing owner/public sector                                                                                                                                        |              |                         |
| Land Condition                    | 5                                                                                                                                                                                                                                    | Vacant land & buildings                                                                                                                                                              |              |                         |
| Legal Constraints                 | 5                                                                                                                                                                                                                                    | Site does not face any known legal issues                                                                                                                                            |              |                         |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                  |                                                                                                                                                                                      |              |                         |
| Comments on Availability          |                                                                                                                                                                                                                                      |                                                                                                                                                                                      |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                                                                                                                                                                      | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b> |                         |
| Viability                         | 5                                                                                                                                                                                                                                    | Development is likely viable                                                                                                                                                         |              |                         |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                    | Up to 5 years                                                                                                                                                                        |              |                         |
| Comments on Achievability         |                                                                                                                                                                                                                                      |                                                                                                                                                                                      |              |                         |

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|-----------------------------------|-------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------|
| SHELAA Reference: CFS93           |                                                                                           | RAG Rating:                                                                                                                                                                                                    | Amber                 | 01 November 2025 |
| Site Address:                     | Land West of Back Lane and West of Playing Fields, East of Ford End, Ford End, Chelmsford |                                                                                                                                                                                                                |                       |                  |
| Parish:                           | Great Waltham                                                                             | Total Score:                                                                                                                                                                                                   | 109                   |                  |
| Developable Site Area (ha):       | 5.7                                                                                       | Reason for discounted areas:                                                                                                                                                                                   |                       |                  |
| Potential Yield:                  | 98                                                                                        | Typology:                                                                                                                                                                                                      | 2                     |                  |
| Proposed Use:                     | Residential                                                                               | Comments on the size of site:                                                                                                                                                                                  |                       |                  |
| Suitability Criteria:             |                                                                                           |                                                                                                                                                                                                                | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                         | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |                       |                  |
| Impact on Retail Areas            | 5                                                                                         | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |                       |                  |
| Proximity to the Workplace        | 5                                                                                         | Site is within 2km walking distance of an employment allocation                                                                                                                                                |                       |                  |
| Public Transport                  | 5                                                                                         | Site is within 400m walking distance of one or more services                                                                                                                                                   |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                         | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                         |                       |                  |
| Vehicle Access                    | 5                                                                                         | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |                       |                  |
| Strategic Road Access             | N/A                                                                                       |                                                                                                                                                                                                                |                       |                  |
| Designated Heritage Assets        | 3                                                                                         | Site is adjacent to one or more designated heritage assets                                                                                                                                                     |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                         | Site does not contain any non-designated heritage assets                                                                                                                                                       |                       |                  |
| Archaeological Assets             | 5                                                                                         | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                         | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |                       |                  |
| Defined Open Space                | 5                                                                                         | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                         | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                            |                       |                  |
| Land Classification               | 0                                                                                         | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                   |                       |                  |
| Protected Natural Features        | 3                                                                                         | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                       |                  |
| Flood Risk Constraints            | 5                                                                                         | Site is wholly within Flood Zone 1                                                                                                                                                                             |                       |                  |
| Air Quality Management Areas      | 5                                                                                         | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                       |                  |
| Ground Condition Constraints      | 5                                                                                         | Ground treatment is not expected to be required                                                                                                                                                                |                       |                  |
| Neighbouring Constraints          | 5                                                                                         | Site has no neighbouring constraints                                                                                                                                                                           |                       |                  |
| Proximity to Key Services         | 0                                                                                         | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                                                        |                       |                  |
| Community Facilities              | 3                                                                                         | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                           |                       |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops.                                                   |                                                                                                                                                                                                                |                       |                  |
| Availability Criteria:            |                                                                                           |                                                                                                                                                                                                                | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                         | Held by developer/willing owner/public sector                                                                                                                                                                  |                       |                  |
| Land Condition                    | 5                                                                                         | Vacant land & buildings                                                                                                                                                                                        |                       |                  |
| Legal Constraints                 | 5                                                                                         | Site does not face any known legal issues                                                                                                                                                                      |                       |                  |
| Planning Permission or Allocation | N/A                                                                                       |                                                                                                                                                                                                                |                       |                  |
| Comments on Availability          |                                                                                           |                                                                                                                                                                                                                |                       |                  |
| Achievability Criteria:           |                                                                                           |                                                                                                                                                                                                                | Achievability Rating: | Green            |
| Viability                         | 5                                                                                         | Development is likely viable                                                                                                                                                                                   |                       |                  |
| Timescale for Deliverability      | 5                                                                                         | Up to 5 years                                                                                                                                                                                                  |                       |                  |
| Comments on Achievability         |                                                                                           |                                                                                                                                                                                                                |                       |                  |

|                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                        |                                                             |                  |
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| SHELAA Reference: CFS94           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | RAG Rating:                                                                                                                                                                                                                                                            | Amber                                                       | 01 November 2025 |
| Site Address:                     | Land South East of Little Waltham, East and West of Essex Regiment Way, Little Waltham and Broomfield, Chelmsford Essex                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Parish:                           | Broomfield                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Total Score:                                                                                                                                                                                                                                                           | 81                                                          |                  |
| Developable Site Area (ha):       | 154.3                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Reason for discounted areas:                                                                                                                                                                                                                                           |                                                             |                  |
| Potential Yield:                  | 2160                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Typology:                                                                                                                                                                                                                                                              | 24                                                          |                  |
| Proposed Use:                     | Mixed Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Comments on the size of site:                                                                                                                                                                                                                                          | Size of site is potentially suitable for all employment use |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Suitability Rating:                                                                                                                                                                                                                                                    | Amber                                                       |                  |
| Proximity to Employment Areas     | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Site is wholly/partially located within an existing/proposed employment allocation                                                                                                                                                                                     |                                                             |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                                                                                     |                                                             |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Site is within 2km walking distance of an employment allocation                                                                                                                                                                                                        |                                                             |                  |
| Public Transport                  | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Site is within 400m walking distance of one or more services                                                                                                                                                                                                           |                                                             |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                                                                                 |                                                             |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                                                                                       |                                                             |                  |
| Strategic Road Access             | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Site has direct access to or is adjacent to the strategic road network                                                                                                                                                                                                 |                                                             |                  |
| Designated Heritage Assets        | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Site contains one or more designated heritage assets                                                                                                                                                                                                                   |                                                             |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Site does not contain any non-designated heritage assets                                                                                                                                                                                                               |                                                             |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Site is not thought to contain any assets of archaeological interest                                                                                                                                                                                                   |                                                             |                  |
| Minerals & Waste Constraints      | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development |                                                             |                  |
| Defined Open Space                | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                                                                                     |                                                             |                  |
| Green Belt & Green Wedge          | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Site partially lies within the Metropolitan Green Belt or Green Wedge                                                                                                                                                                                                  |                                                             |                  |
| Land Classification               | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                                                                           |                                                             |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Site partially or wholly comprises of one or more protected natural features                                                                                                                                                                                           |                                                             |                  |
| Flood Risk Constraints            | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Up to 25% of the site area is within Flood Zone 3                                                                                                                                                                                                                      |                                                             |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Site is in excess of 500m from a designated AQMA                                                                                                                                                                                                                       |                                                             |                  |
| Ground Condition Constraints      | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Ground treatment is expected to be required on part of the site                                                                                                                                                                                                        |                                                             |                  |
| Neighbouring Constraints          | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Site has neighbouring constraints with no potential for mitigation                                                                                                                                                                                                     |                                                             |                  |
| Proximity to Key Services         | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                                                                                                           |                                                             |                  |
| Community Facilities              | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                                                                                                       |                                                             |                  |
| Comments on Suitability           | Within Urban Area. Overlaps Mid-Essex gravel site. Within range of Chelmer Valley P&R and bus stops. Grade 2 listed buildings within site. Natural Green Space (Limited Access). 7.58ha protected under TPO/2017/013, TPO/2006/017, TPO/2002/010, TPO/2003/007; 2.57ha LoWS; 2ha Essex Wildlife Trust Nature Reserve. Priority 3 contaminated land: SOPC000839, SOPC000840, SOPC000527. Contaminated land Priority 2: SOPC000248. Historic landfill: EAHL01001, EAHL01721. |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Availability Rating:                                                                                                                                                                                                                                                   | Green                                                       |                  |
| Land Ownership                    | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Held by developer/willing owner/public sector                                                                                                                                                                                                                          |                                                             |                  |
| Land Condition                    | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Established multiple uses                                                                                                                                                                                                                                              |                                                             |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Site does not face any known legal issues                                                                                                                                                                                                                              |                                                             |                  |
| Planning Permission or Allocation | Site is already allocated in the Local Plan forming part of SGS6. See 22/00001/MAS, 22/01950/OUT                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Comments on Availability          | Part of site currently in use for other purposes.                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Achievability Rating:                                                                                                                                                                                                                                                  | Green                                                       |                  |
| Viability                         | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Development is likely viable                                                                                                                                                                                                                                           |                                                             |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Up to 5 years                                                                                                                                                                                                                                                          |                                                             |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                        |                                                             |                  |

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| <b>SHELAA Reference: CFS95</b>    |                                                                                                                | <b>RAG Rating:</b>                                                                                                                                                                                             | <b>Red</b>    | <b>01 November 2025</b> |
| Site Address:                     | Wood Farm, Stock Road, Galleywood, Chelmsford, Essex, CM2 8JU                                                  |                                                                                                                                                                                                                |               |                         |
| Parish:                           | Galleywood                                                                                                     | Total Score:                                                                                                                                                                                                   | 93            |                         |
| Developable Site Area (ha):       | 32.97                                                                                                          | Reason for discounted areas:                                                                                                                                                                                   |               |                         |
| Potential Yield:                  | 525                                                                                                            | Typology:                                                                                                                                                                                                      | 27            |                         |
| Proposed Use:                     | Residential                                                                                                    | Comments on the size of site:                                                                                                                                                                                  |               |                         |
| <b>Suitability Criteria:</b>      |                                                                                                                | <b>Suitability Rating:</b>                                                                                                                                                                                     | <b>Red</b>    |                         |
| Proximity to Employment Areas     | 5                                                                                                              | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |               |                         |
| Impact on Retail Areas            | 5                                                                                                              | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |               |                         |
| Proximity to the Workplace        | 5                                                                                                              | Site is within 2km walking distance of an employment allocation                                                                                                                                                |               |                         |
| Public Transport                  | 5                                                                                                              | Site is within 400m walking distance of one or more services                                                                                                                                                   |               |                         |
| PROW and Cycling Connectivity     | 0                                                                                                              | Site is not connected to either an existing PROW or cycle network                                                                                                                                              |               |                         |
| Vehicle Access                    | 5                                                                                                              | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |               |                         |
| Strategic Road Access             | N/A                                                                                                            |                                                                                                                                                                                                                |               |                         |
| Designated Heritage Assets        | 5                                                                                                              | Site does not contain any designated heritage assets                                                                                                                                                           |               |                         |
| Non-Designated Heritage Assets    | 5                                                                                                              | Site does not contain any non-designated heritage assets                                                                                                                                                       |               |                         |
| Archaeological Assets             | 5                                                                                                              | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |               |                         |
| Minerals & Waste Constraints      | 5                                                                                                              | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |               |                         |
| Defined Open Space                | 5                                                                                                              | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |               |                         |
| Green Belt & Green Wedge          | 0                                                                                                              | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                                                  |               |                         |
| Land Classification               | 0                                                                                                              | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                   |               |                         |
| Protected Natural Features        | 3                                                                                                              | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |               |                         |
| Flood Risk Constraints            | 5                                                                                                              | Site is wholly within Flood Zone 1                                                                                                                                                                             |               |                         |
| Air Quality Management Areas      | 5                                                                                                              | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |               |                         |
| Ground Condition Constraints      | 3                                                                                                              | Ground treatment is expected to be required on part of the site                                                                                                                                                |               |                         |
| Neighbouring Constraints          | 0                                                                                                              | Site has neighbouring constraints with no potential for mitigation                                                                                                                                             |               |                         |
| Proximity to Key Services         | 3                                                                                                              | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                                                   |               |                         |
| Community Facilities              | 3                                                                                                              | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                           |               |                         |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Priority 4 contaminated land: SOPC000810. Historic landfill: EAHL34696. |                                                                                                                                                                                                                |               |                         |
| <b>Availability Criteria:</b>     |                                                                                                                | <b>Availability Rating:</b>                                                                                                                                                                                    | <b>Yellow</b> |                         |
| Land Ownership                    | 5                                                                                                              | Held by developer/willing owner/public sector                                                                                                                                                                  |               |                         |
| Land Condition                    | 3                                                                                                              | Low intensity land uses                                                                                                                                                                                        |               |                         |
| Legal Constraints                 | 3                                                                                                              | Site may possibly face legal issues                                                                                                                                                                            |               |                         |
| Planning Permission or Allocation | N/A                                                                                                            |                                                                                                                                                                                                                |               |                         |
| Comments on Availability          | Potential issues with site access. Site in use for other purposes.                                             |                                                                                                                                                                                                                |               |                         |
| <b>Achievability Criteria:</b>    |                                                                                                                | <b>Achievability Rating:</b>                                                                                                                                                                                   | <b>Green</b>  |                         |
| Viability                         | 5                                                                                                              | Development is likely viable                                                                                                                                                                                   |               |                         |
| Timescale for Deliverability      | 5                                                                                                              | Up to 5 years                                                                                                                                                                                                  |               |                         |
| Comments on Achievability         |                                                                                                                |                                                                                                                                                                                                                |               |                         |



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|-----------------------------------|----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------|
| SHELAA Reference: CFS96           |                                                                                                          | RAG Rating:                                                                                                                                                                                                    | Red                   | 01 November 2025 |
| Site Address:                     | Land South East of Glebe Farm, Stock Road, Galleywood, Chelmsford, Essex                                 |                                                                                                                                                                                                                |                       |                  |
| Parish:                           | Galleywood                                                                                               | Total Score:                                                                                                                                                                                                   | 101                   |                  |
| Developable Site Area (ha):       | 18.9                                                                                                     | Reason for discounted areas:                                                                                                                                                                                   |                       |                  |
| Potential Yield:                  | 324                                                                                                      | Typology:                                                                                                                                                                                                      | 1                     |                  |
| Proposed Use:                     | Residential                                                                                              | Comments on the size of site:                                                                                                                                                                                  |                       |                  |
| Suitability Criteria:             |                                                                                                          |                                                                                                                                                                                                                | Suitability Rating:   | Red              |
| Proximity to Employment Areas     | 5                                                                                                        | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |                       |                  |
| Impact on Retail Areas            | 5                                                                                                        | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |                       |                  |
| Proximity to the Workplace        | 5                                                                                                        | Site is within 2km walking distance of an employment allocation                                                                                                                                                |                       |                  |
| Public Transport                  | 5                                                                                                        | Site is within 400m walking distance of one or more services                                                                                                                                                   |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                        | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                         |                       |                  |
| Vehicle Access                    | 5                                                                                                        | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |                       |                  |
| Strategic Road Access             | N/A                                                                                                      |                                                                                                                                                                                                                |                       |                  |
| Designated Heritage Assets        | 5                                                                                                        | Site does not contain any designated heritage assets                                                                                                                                                           |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                        | Site does not contain any non-designated heritage assets                                                                                                                                                       |                       |                  |
| Archaeological Assets             | 5                                                                                                        | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                        | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |                       |                  |
| Defined Open Space                | 5                                                                                                        | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |                       |                  |
| Green Belt & Green Wedge          | 0                                                                                                        | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 0                                                                                                        | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                   |                       |                  |
| Protected Natural Features        | 3                                                                                                        | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                       |                  |
| Flood Risk Constraints            | 5                                                                                                        | Site is wholly within Flood Zone 1                                                                                                                                                                             |                       |                  |
| Air Quality Management Areas      | 5                                                                                                        | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                       |                  |
| Ground Condition Constraints      | 5                                                                                                        | Ground treatment is not expected to be required                                                                                                                                                                |                       |                  |
| Neighbouring Constraints          | 0                                                                                                        | Site has neighbouring constraints with no potential for mitigation                                                                                                                                             |                       |                  |
| Proximity to Key Services         | 0                                                                                                        | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                                                        |                       |                  |
| Community Facilities              | 3                                                                                                        | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                           |                       |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Within 100m of Galleywood Common (LoWS) and Local Nature Reserve. |                                                                                                                                                                                                                |                       |                  |
| Availability Criteria:            |                                                                                                          |                                                                                                                                                                                                                | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                        | Held by developer/willing owner/public sector                                                                                                                                                                  |                       |                  |
| Land Condition                    | 5                                                                                                        | Vacant land & buildings                                                                                                                                                                                        |                       |                  |
| Legal Constraints                 | 5                                                                                                        | Site does not face any known legal issues                                                                                                                                                                      |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                      |                                                                                                                                                                                                                |                       |                  |
| Comments on Availability          |                                                                                                          |                                                                                                                                                                                                                |                       |                  |
| Achievability Criteria:           |                                                                                                          |                                                                                                                                                                                                                | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                        | Development is likely viable                                                                                                                                                                                   |                       |                  |
| Timescale for Deliverability      | 5                                                                                                        | Up to 5 years                                                                                                                                                                                                  |                       |                  |
| Comments on Achievability         |                                                                                                          |                                                                                                                                                                                                                |                       |                  |



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| <b>SHELAA Reference: CFS97</b>    |                                                                                                                                          | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Red</b>                   | <b>01 November 2025</b> |
| Site Address:                     | Land South of A12 and East of Stock Road, Galleywood, Chelmsford, Essex                                                                  |                                                                                                                                                                                      |                              |                         |
| Parish:                           | Galleywood                                                                                                                               | Total Score:                                                                                                                                                                         | 98                           |                         |
| Developable Site Area (ha):       | 7.12                                                                                                                                     | Reason for discounted areas:                                                                                                                                                         | Gas pipe and Buffer (1.08ha) |                         |
| Potential Yield:                  | 122                                                                                                                                      | Typology:                                                                                                                                                                            | 2                            |                         |
| Proposed Use:                     | Residential                                                                                                                              | Comments on the size of site:                                                                                                                                                        |                              |                         |
| <b>Suitability Criteria:</b>      |                                                                                                                                          | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Red</b>                   |                         |
| Proximity to Employment Areas     | 5                                                                                                                                        | Site is outside of any existing/proposed employment allocation                                                                                                                       |                              |                         |
| Impact on Retail Areas            | 5                                                                                                                                        | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                              |                         |
| Proximity to the Workplace        | 5                                                                                                                                        | Site is within 2km walking distance of an employment allocation                                                                                                                      |                              |                         |
| Public Transport                  | 5                                                                                                                                        | Site is within 400m walking distance of one or more services                                                                                                                         |                              |                         |
| PROW and Cycling Connectivity     | 5                                                                                                                                        | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                              |                         |
| Vehicle Access                    | 5                                                                                                                                        | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                              |                         |
| Strategic Road Access             | N/A                                                                                                                                      |                                                                                                                                                                                      |                              |                         |
| Designated Heritage Assets        | 5                                                                                                                                        | Site does not contain any designated heritage assets                                                                                                                                 |                              |                         |
| Non-Designated Heritage Assets    | 5                                                                                                                                        | Site does not contain any non-designated heritage assets                                                                                                                             |                              |                         |
| Archaeological Assets             | 5                                                                                                                                        | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                              |                         |
| Minerals & Waste Constraints      | 5                                                                                                                                        | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                              |                         |
| Defined Open Space                | 5                                                                                                                                        | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                              |                         |
| Green Belt & Green Wedge          | 0                                                                                                                                        | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |                              |                         |
| Land Classification               | 0                                                                                                                                        | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                              |                         |
| Protected Natural Features        | 0                                                                                                                                        | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                              |                         |
| Flood Risk Constraints            | 5                                                                                                                                        | Site is wholly within Flood Zone 1                                                                                                                                                   |                              |                         |
| Air Quality Management Areas      | 5                                                                                                                                        | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                              |                         |
| Ground Condition Constraints      | 5                                                                                                                                        | Ground treatment is not expected to be required                                                                                                                                      |                              |                         |
| Neighbouring Constraints          | 0                                                                                                                                        | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |                              |                         |
| Proximity to Key Services         | 0                                                                                                                                        | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                              |                         |
| Community Facilities              | 3                                                                                                                                        | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                              |                         |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Informal access off Bakers Lane. 1.17ha protected under TPO/2006/022 on the boundary of the site. |                                                                                                                                                                                      |                              |                         |
| <b>Availability Criteria:</b>     |                                                                                                                                          | <b>Availability Rating:</b>                                                                                                                                                          | <b>Green</b>                 |                         |
| Land Ownership                    | 5                                                                                                                                        | Held by developer/willing owner/public sector                                                                                                                                        |                              |                         |
| Land Condition                    | 5                                                                                                                                        | Vacant land & buildings                                                                                                                                                              |                              |                         |
| Legal Constraints                 | 5                                                                                                                                        | Site does not face any known legal issues                                                                                                                                            |                              |                         |
| Planning Permission or Allocation | N/A                                                                                                                                      |                                                                                                                                                                                      |                              |                         |
| Comments on Availability          |                                                                                                                                          |                                                                                                                                                                                      |                              |                         |
| <b>Achievability Criteria:</b>    |                                                                                                                                          | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b>                 |                         |
| Viability                         | 5                                                                                                                                        | Development is likely viable                                                                                                                                                         |                              |                         |
| Timescale for Deliverability      | 5                                                                                                                                        | Up to 5 years                                                                                                                                                                        |                              |                         |
| Comments on Achievability         |                                                                                                                                          |                                                                                                                                                                                      |                              |                         |

|                                   |                                                                                              |                                                                                                                                                                                      |                       |                  |
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| SHELAA Reference: CFS98           |                                                                                              | RAG Rating:                                                                                                                                                                          | Green                 | 01 November 2025 |
| Site Address:                     | Site South of Woodhouse Lane and East of North Court Road, Little Waltham, Chelmsford, Essex |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Broomfield                                                                                   | Total Score:                                                                                                                                                                         | 111                   |                  |
| Developable Site Area (ha):       | 1.7                                                                                          | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 38                                                                                           | Typology:                                                                                                                                                                            | 3                     |                  |
| Proposed Use:                     | Residential                                                                                  | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                              |                                                                                                                                                                                      | Suitability Rating:   | Green            |
| Proximity to Employment Areas     | 5                                                                                            | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                            | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                                            | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 5                                                                                            | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                            | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                                            | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                          |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 5                                                                                            | Site does not contain any designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                            | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                                            | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                            | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                                            | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                            | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 0                                                                                            | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 0                                                                                            | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                       |                  |
| Flood Risk Constraints            | 5                                                                                            | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                            | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                                            | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                                            | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 3                                                                                            | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |                       |                  |
| Community Facilities              | 3                                                                                            | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. 0.08ha protected under TPO/2005/051.                 |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                              |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                            | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 5                                                                                            | Vacant land & buildings                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                            | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                          |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          |                                                                                              |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                              |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                            | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                            | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                              |                                                                                                                                                                                      |                       |                  |

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| SHELAA Reference: CFS99           |                                                                                                                                       | RAG Rating:                                                                                                                                                                                                    | Amber                     | 01 November 2025 |
| Site Address:                     | Land South of A414 and North of Sandon Village, Maldon Road, Sandon, Chelmsford, Essex                                                |                                                                                                                                                                                                                |                           |                  |
| Parish:                           | Sandon                                                                                                                                | Total Score:                                                                                                                                                                                                   | 104                       |                  |
| Developable Site Area (ha):       | 33                                                                                                                                    | Reason for discounted areas:                                                                                                                                                                                   | Electricity line (0.18ha) |                  |
| Potential Yield:                  | 526                                                                                                                                   | Typology:                                                                                                                                                                                                      | 27                        |                  |
| Proposed Use:                     | Residential                                                                                                                           | Comments on the size of site:                                                                                                                                                                                  |                           |                  |
| Suitability Criteria:             |                                                                                                                                       |                                                                                                                                                                                                                | Suitability Rating:       | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                     | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |                           |                  |
| Impact on Retail Areas            | 5                                                                                                                                     | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |                           |                  |
| Proximity to the Workplace        | 5                                                                                                                                     | Site is within 2km walking distance of an employment allocation                                                                                                                                                |                           |                  |
| Public Transport                  | 5                                                                                                                                     | Site is within 400m walking distance of one or more services                                                                                                                                                   |                           |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                     | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                         |                           |                  |
| Vehicle Access                    | 5                                                                                                                                     | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |                           |                  |
| Strategic Road Access             | N/A                                                                                                                                   |                                                                                                                                                                                                                |                           |                  |
| Designated Heritage Assets        | 3                                                                                                                                     | Site is adjacent to one or more designated heritage assets                                                                                                                                                     |                           |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                     | Site does not contain any non-designated heritage assets                                                                                                                                                       |                           |                  |
| Archaeological Assets             | 5                                                                                                                                     | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                           |                  |
| Minerals & Waste Constraints      | 2                                                                                                                                     | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment                                     |                           |                  |
| Defined Open Space                | 5                                                                                                                                     | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |                           |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                     | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                            |                           |                  |
| Land Classification               | 0                                                                                                                                     | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                   |                           |                  |
| Protected Natural Features        | 3                                                                                                                                     | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                           |                  |
| Flood Risk Constraints            | 5                                                                                                                                     | Site is wholly within Flood Zone 1                                                                                                                                                                             |                           |                  |
| Air Quality Management Areas      | 5                                                                                                                                     | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                           |                  |
| Ground Condition Constraints      | 5                                                                                                                                     | Ground treatment is not expected to be required                                                                                                                                                                |                           |                  |
| Neighbouring Constraints          | 0                                                                                                                                     | Site has neighbouring constraints with no potential for mitigation                                                                                                                                             |                           |                  |
| Proximity to Key Services         | 3                                                                                                                                     | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                                                   |                           |                  |
| Community Facilities              | 3                                                                                                                                     | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                           |                           |                  |
| Comments on Suitability           | Adjacent to Urban Area. Within range of Sandon P&R and bus stops. Adjacent to Grade 2 listed building. Adjacent to conservation area. |                                                                                                                                                                                                                |                           |                  |
| Availability Criteria:            |                                                                                                                                       |                                                                                                                                                                                                                | Availability Rating:      | Green            |
| Land Ownership                    | 5                                                                                                                                     | Held by developer/willing owner/public sector                                                                                                                                                                  |                           |                  |
| Land Condition                    | 5                                                                                                                                     | Vacant land & buildings                                                                                                                                                                                        |                           |                  |
| Legal Constraints                 | 5                                                                                                                                     | Site does not face any known legal issues                                                                                                                                                                      |                           |                  |
| Planning Permission or Allocation | N/A                                                                                                                                   |                                                                                                                                                                                                                |                           |                  |
| Comments on Availability          | Site not within promoters ownership.                                                                                                  |                                                                                                                                                                                                                |                           |                  |
| Achievability Criteria:           |                                                                                                                                       |                                                                                                                                                                                                                | Achievability Rating:     | Green            |
| Viability                         | 5                                                                                                                                     | Development is likely viable                                                                                                                                                                                   |                           |                  |
| Timescale for Deliverability      | 5                                                                                                                                     | Up to 5 years                                                                                                                                                                                                  |                           |                  |
| Comments on Achievability         |                                                                                                                                       |                                                                                                                                                                                                                |                           |                  |

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| SHELAA Reference: CFS101          |                                                                                                                                                                                                  | RAG Rating:                                                                                                                                                                          | Amber                     | 01 November 2025 |
| Site Address:                     | Land North West of Park and Ride Terminus, Woodhill Road, Sandon, Chelmsford, Essex                                                                                                              |                                                                                                                                                                                      |                           |                  |
| Parish:                           | Sandon                                                                                                                                                                                           | Total Score:                                                                                                                                                                         | 94                        |                  |
| Developable Site Area (ha):       | 13.44                                                                                                                                                                                            | Reason for discounted areas:                                                                                                                                                         | Electricity line (0.06ha) |                  |
| Potential Yield:                  | 230                                                                                                                                                                                              | Typology:                                                                                                                                                                            | 1                         |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                      | Comments on the size of site:                                                                                                                                                        |                           |                  |
| Suitability Criteria:             |                                                                                                                                                                                                  |                                                                                                                                                                                      | Suitability Rating:       | Amber            |
| Proximity to Employment Areas     | 0                                                                                                                                                                                                | Site is wholly/partially located within an existing/proposed employment allocation                                                                                                   |                           |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                           |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                | Site is within 2km walking distance of an employment allocation                                                                                                                      |                           |                  |
| Public Transport                  | 5                                                                                                                                                                                                | Site is within 400m walking distance of one or more services                                                                                                                         |                           |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                           |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                           |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                              |                                                                                                                                                                                      |                           |                  |
| Designated Heritage Assets        | 5                                                                                                                                                                                                | Site does not contain any designated heritage assets                                                                                                                                 |                           |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                | Site does not contain any non-designated heritage assets                                                                                                                             |                           |                  |
| Archaeological Assets             | 0                                                                                                                                                                                                | Site is thought to contain one or more assets of archaeological interest                                                                                                             |                           |                  |
| Minerals & Waste Constraints      | 2                                                                                                                                                                                                | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment           |                           |                  |
| Defined Open Space                | 5                                                                                                                                                                                                | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                           |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                           |                  |
| Land Classification               | 0                                                                                                                                                                                                | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                           |                  |
| Protected Natural Features        | 5                                                                                                                                                                                                | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |                           |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                | Site is wholly within Flood Zone 1                                                                                                                                                   |                           |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                           |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                                | Ground treatment is not expected to be required                                                                                                                                      |                           |                  |
| Neighbouring Constraints          | 0                                                                                                                                                                                                | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |                           |                  |
| Proximity to Key Services         | 3                                                                                                                                                                                                | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |                           |                  |
| Community Facilities              | 3                                                                                                                                                                                                | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                           |                  |
| Comments on Suitability           | Within Urban Area. Within range of Sandon P&R and bus stops. Informal access exists off Maldon Road.                                                                                             |                                                                                                                                                                                      |                           |                  |
| Availability Criteria:            |                                                                                                                                                                                                  |                                                                                                                                                                                      | Availability Rating:      | Yellow           |
| Land Ownership                    | 3                                                                                                                                                                                                | Promoter has an option to purchase site or collaborate with existing owner                                                                                                           |                           |                  |
| Land Condition                    | 5                                                                                                                                                                                                | Vacant land & buildings                                                                                                                                                              |                           |                  |
| Legal Constraints                 | 3                                                                                                                                                                                                | Site may possibly face legal issues                                                                                                                                                  |                           |                  |
| Planning Permission or Allocation | Site is already allocated in the Local Plan forming part of SGS3. See 22/00916/OUT                                                                                                               |                                                                                                                                                                                      |                           |                  |
| Comments on Availability          | Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Overhead electric supply cables run through the site. Site not within promoters ownership. |                                                                                                                                                                                      |                           |                  |
| Achievability Criteria:           |                                                                                                                                                                                                  |                                                                                                                                                                                      | Achievability Rating:     | Green            |
| Viability                         | 5                                                                                                                                                                                                | Development is likely viable                                                                                                                                                         |                           |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                | Up to 5 years                                                                                                                                                                        |                           |                  |
| Comments on Achievability         |                                                                                                                                                                                                  |                                                                                                                                                                                      |                           |                  |

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| SHELAA Reference: CFS102          |                                                                                                                                                                                     | RAG Rating:                                                                                                                                                                          | Yellow                                                  | 01 November 2025 |
| Site Address:                     | Land at Garage Block and West of 5 to 11 Cards Road, Sandon, Chelmsford, Essex                                                                                                      |                                                                                                                                                                                      |                                                         |                  |
| Parish:                           | Sandon                                                                                                                                                                              | Total Score:                                                                                                                                                                         | 101                                                     |                  |
| Developable Site Area (ha):       | 8.82                                                                                                                                                                                | Reason for discounted areas:                                                                                                                                                         | Electricity line (0.02ha), Gas pipe and Buffer (0.37ha) |                  |
| Potential Yield:                  | 151                                                                                                                                                                                 | Typology:                                                                                                                                                                            | 2                                                       |                  |
| Proposed Use:                     | Residential                                                                                                                                                                         | Comments on the size of site:                                                                                                                                                        |                                                         |                  |
| Suitability Criteria:             |                                                                                                                                                                                     |                                                                                                                                                                                      | Suitability Rating:                                     | Yellow           |
| Proximity to Employment Areas     | 5                                                                                                                                                                                   | Site is outside of any existing/proposed employment allocation                                                                                                                       |                                                         |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                   | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                                                         |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                   | Site is within 2km walking distance of an employment allocation                                                                                                                      |                                                         |                  |
| Public Transport                  | 5                                                                                                                                                                                   | Site is within 400m walking distance of one or more services                                                                                                                         |                                                         |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                   | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                                                         |                  |
| Vehicle Access                    | 5                                                                                                                                                                                   | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                                                         |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                 |                                                                                                                                                                                      |                                                         |                  |
| Designated Heritage Assets        | 3                                                                                                                                                                                   | Site is adjacent to one or more designated heritage assets                                                                                                                           |                                                         |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                   | Site does not contain any non-designated heritage assets                                                                                                                             |                                                         |                  |
| Archaeological Assets             | 5                                                                                                                                                                                   | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                                                         |                  |
| Minerals & Waste Constraints      | 2                                                                                                                                                                                   | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment           |                                                         |                  |
| Defined Open Space                | 5                                                                                                                                                                                   | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                                                         |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                   | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                                                         |                  |
| Land Classification               | 0                                                                                                                                                                                   | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                                                         |                  |
| Protected Natural Features        | 0                                                                                                                                                                                   | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                                                         |                  |
| Flood Risk Constraints            | 2                                                                                                                                                                                   | Up to 25% of the site area is within Flood Zone 3                                                                                                                                    |                                                         |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                   | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                                                         |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                   | Ground treatment is not expected to be required                                                                                                                                      |                                                         |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                   | Site has no neighbouring constraints                                                                                                                                                 |                                                         |                  |
| Proximity to Key Services         | 3                                                                                                                                                                                   | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |                                                         |                  |
| Community Facilities              | 3                                                                                                                                                                                   | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                                                         |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Vehicle access via Card's Road. Adjacent to conservation area. 0.093ha protected under TPO/2000/056.                                        |                                                                                                                                                                                      |                                                         |                  |
| Availability Criteria:            |                                                                                                                                                                                     |                                                                                                                                                                                      | Availability Rating:                                    | Green            |
| Land Ownership                    | 5                                                                                                                                                                                   | Held by developer/willing owner/public sector                                                                                                                                        |                                                         |                  |
| Land Condition                    | 5                                                                                                                                                                                   | Vacant land & buildings                                                                                                                                                              |                                                         |                  |
| Legal Constraints                 | 3                                                                                                                                                                                   | Site may possibly face legal issues                                                                                                                                                  |                                                         |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                 |                                                                                                                                                                                      |                                                         |                  |
| Comments on Availability          | Additional land required to achieve access. Overhead electric supply cables run through the site. Access to site limits development potential. Site not within promoters ownership. |                                                                                                                                                                                      |                                                         |                  |
| Achievability Criteria:           |                                                                                                                                                                                     |                                                                                                                                                                                      | Achievability Rating:                                   | Green            |
| Viability                         | 5                                                                                                                                                                                   | Development is likely viable                                                                                                                                                         |                                                         |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                   | Up to 5 years                                                                                                                                                                        |                                                         |                  |
| Comments on Achievability         |                                                                                                                                                                                     |                                                                                                                                                                                      |                                                         |                  |

|                                   |                                                                                |                                                                                                                                                                                                                |                       |                  |
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| SHELAA Reference: CFS103          |                                                                                | RAG Rating:                                                                                                                                                                                                    | Amber                 | 01 November 2025 |
| Site Address:                     | Land East of The Willows, East Hanningfield Road, Rettendon, Chelmsford, Essex |                                                                                                                                                                                                                |                       |                  |
| Parish:                           | Rettendon                                                                      | Total Score:                                                                                                                                                                                                   | 108                   |                  |
| Developable Site Area (ha):       | 0.73                                                                           | Reason for discounted areas:                                                                                                                                                                                   |                       |                  |
| Potential Yield:                  | 14                                                                             | Typology:                                                                                                                                                                                                      | 5                     |                  |
| Proposed Use:                     | Residential                                                                    | Comments on the size of site:                                                                                                                                                                                  |                       |                  |
| Suitability Criteria:             |                                                                                |                                                                                                                                                                                                                | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                              | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |                       |                  |
| Impact on Retail Areas            | 5                                                                              | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |                       |                  |
| Proximity to the Workplace        | 0                                                                              | Site is in excess of 2km walking distance of an employment allocation                                                                                                                                          |                       |                  |
| Public Transport                  | 5                                                                              | Site is within 400m walking distance of one or more services                                                                                                                                                   |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                              | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                         |                       |                  |
| Vehicle Access                    | 5                                                                              | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |                       |                  |
| Strategic Road Access             | N/A                                                                            |                                                                                                                                                                                                                |                       |                  |
| Designated Heritage Assets        | 5                                                                              | Site does not contain any designated heritage assets                                                                                                                                                           |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                              | Site does not contain any non-designated heritage assets                                                                                                                                                       |                       |                  |
| Archaeological Assets             | 5                                                                              | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                       |                  |
| Minerals & Waste Constraints      | 5                                                                              | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |                       |                  |
| Defined Open Space                | 5                                                                              | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |                       |                  |
| Green Belt & Green Wedge          | 5                                                                              | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                            |                       |                  |
| Land Classification               | 0                                                                              | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                   |                       |                  |
| Protected Natural Features        | 3                                                                              | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                       |                  |
| Flood Risk Constraints            | 5                                                                              | Site is wholly within Flood Zone 1                                                                                                                                                                             |                       |                  |
| Air Quality Management Areas      | 5                                                                              | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                       |                  |
| Ground Condition Constraints      | 5                                                                              | Ground treatment is not expected to be required                                                                                                                                                                |                       |                  |
| Neighbouring Constraints          | 5                                                                              | Site has no neighbouring constraints                                                                                                                                                                           |                       |                  |
| Proximity to Key Services         | 0                                                                              | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                                                        |                       |                  |
| Community Facilities              | 5                                                                              | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                              |                       |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Within 100m of The Willows (LoWS).      |                                                                                                                                                                                                                |                       |                  |
| Availability Criteria:            |                                                                                |                                                                                                                                                                                                                | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                              | Held by developer/willing owner/public sector                                                                                                                                                                  |                       |                  |
| Land Condition                    | 5                                                                              | Vacant land & buildings                                                                                                                                                                                        |                       |                  |
| Legal Constraints                 | 5                                                                              | Site does not face any known legal issues                                                                                                                                                                      |                       |                  |
| Planning Permission or Allocation | N/A                                                                            |                                                                                                                                                                                                                |                       |                  |
| Comments on Availability          |                                                                                |                                                                                                                                                                                                                |                       |                  |
| Achievability Criteria:           |                                                                                |                                                                                                                                                                                                                | Achievability Rating: | Green            |
| Viability                         | 5                                                                              | Development is likely viable                                                                                                                                                                                   |                       |                  |
| Timescale for Deliverability      | 5                                                                              | Up to 5 years                                                                                                                                                                                                  |                       |                  |
| Comments on Achievability         |                                                                                |                                                                                                                                                                                                                |                       |                  |

|                                   |                                                                                                                                                    |                                                                                                                                                                                      |                       |                  |
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| SHELAA Reference: CFS104          |                                                                                                                                                    | RAG Rating:                                                                                                                                                                          | Yellow                | 01 November 2025 |
| Site Address:                     | Horseshoe Farm, Main Road, Bicknacre, Chelmsford, Essex, CM3 4EX                                                                                   |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Bicknacre                                                                                                                                          | Total Score:                                                                                                                                                                         | 101                   |                  |
| Developable Site Area (ha):       | 5.26                                                                                                                                               | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 90                                                                                                                                                 | Typology:                                                                                                                                                                            | 2                     |                  |
| Proposed Use:                     | Residential                                                                                                                                        | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                                    |                                                                                                                                                                                      | Suitability Rating:   | Yellow           |
| Proximity to Employment Areas     | 5                                                                                                                                                  | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                  | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 0                                                                                                                                                  | Site is in excess of 2km walking distance of an employment allocation                                                                                                                |                       |                  |
| Public Transport                  | 5                                                                                                                                                  | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 0                                                                                                                                                  | Site is not connected to either an existing PROW or cycle network                                                                                                                    |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                  | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                                                  | Site does not contain any designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                  | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                  | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                  | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                                                                                                  | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                  | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 0                                                                                                                                                  | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                  | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                  | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                  | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 3                                                                                                                                                  | Ground treatment is expected to be required on part of the site                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                                  | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 5                                                                                                                                                  | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                        |                       |                  |
| Community Facilities              | 3                                                                                                                                                  | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Access off of Main Road. 0.142ha protected under TPO/2006/001, TPO/2016/006.ECC contaminated land: CHL349. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                                                    |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                                  | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 5                                                                                                                                                  | Vacant land & buildings                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                  | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          |                                                                                                                                                    |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                                    |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                  | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                  | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                                                    |                                                                                                                                                                                      |                       |                  |



|                                   |                                                                          |                                                                                                                                                                                      |                       |                  |
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| SHELAA Reference: CFS107          |                                                                          | RAG Rating:                                                                                                                                                                          | Amber                 | 01 November 2025 |
| Site Address:                     | Land South East of the Yard, Old Bell Lane, Rettendon, Chelmsford, Essex |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Rettendon                                                                | Total Score:                                                                                                                                                                         | 113                   |                  |
| Developable Site Area (ha):       | 0.99                                                                     | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 19                                                                       | Typology:                                                                                                                                                                            | 4                     |                  |
| Proposed Use:                     | Residential                                                              | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                          |                                                                                                                                                                                      | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                        | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                        | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                        | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 5                                                                        | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                        | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                        | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                      |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 5                                                                        | Site does not contain any designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                        | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                        | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                        | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                        | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                        | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 0                                                                        | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 5                                                                        | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |                       |                  |
| Flood Risk Constraints            | 5                                                                        | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                        | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                        | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                        | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 0                                                                        | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                       |                  |
| Community Facilities              | 3                                                                        | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops.                                  |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                          |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                        | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 5                                                                        | Vacant land & buildings                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                        | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                      |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          |                                                                          |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                          |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                        | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                        | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                          |                                                                                                                                                                                      |                       |                  |



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| <b>SHELAA Reference: CFS108</b>   |                                                                                                                        | <b>RAG Rating:</b>                                                                                                                                                                                             | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                     | Land West of the Green Man and North of Highwood Road, Edney Common, Chelmsford, Essex                                 |                                                                                                                                                                                                                |              |                         |
| Parish:                           | Highwood                                                                                                               | Total Score:                                                                                                                                                                                                   | 94           |                         |
| Developable Site Area (ha):       | 5.06                                                                                                                   | Reason for discounted areas:                                                                                                                                                                                   |              |                         |
| Potential Yield:                  | 87                                                                                                                     | Typology:                                                                                                                                                                                                      | 2            |                         |
| Proposed Use:                     | Residential                                                                                                            | Comments on the size of site:                                                                                                                                                                                  |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                                                        | <b>Suitability Rating:</b>                                                                                                                                                                                     | <b>Red</b>   |                         |
| Proximity to Employment Areas     | 5                                                                                                                      | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |              |                         |
| Impact on Retail Areas            | 5                                                                                                                      | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |              |                         |
| Proximity to the Workplace        | 0                                                                                                                      | Site is in excess of 2km walking distance of an employment allocation                                                                                                                                          |              |                         |
| Public Transport                  | 5                                                                                                                      | Site is within 400m walking distance of one or more services                                                                                                                                                   |              |                         |
| PROW and Cycling Connectivity     | 0                                                                                                                      | Site is not connected to either an existing PROW or cycle network                                                                                                                                              |              |                         |
| Vehicle Access                    | 5                                                                                                                      | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |              |                         |
| Strategic Road Access             | N/A                                                                                                                    |                                                                                                                                                                                                                |              |                         |
| Designated Heritage Assets        | 3                                                                                                                      | Site is adjacent to one or more designated heritage assets                                                                                                                                                     |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                                                      | Site does not contain any non-designated heritage assets                                                                                                                                                       |              |                         |
| Archaeological Assets             | 5                                                                                                                      | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |              |                         |
| Minerals & Waste Constraints      | 5                                                                                                                      | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |              |                         |
| Defined Open Space                | 5                                                                                                                      | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |              |                         |
| Green Belt & Green Wedge          | 0                                                                                                                      | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                                                  |              |                         |
| Land Classification               | 0                                                                                                                      | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                   |              |                         |
| Protected Natural Features        | 3                                                                                                                      | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |              |                         |
| Flood Risk Constraints            | 5                                                                                                                      | Site is wholly within Flood Zone 1                                                                                                                                                                             |              |                         |
| Air Quality Management Areas      | 5                                                                                                                      | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |              |                         |
| Ground Condition Constraints      | 5                                                                                                                      | Ground treatment is not expected to be required                                                                                                                                                                |              |                         |
| Neighbouring Constraints          | 5                                                                                                                      | Site has no neighbouring constraints                                                                                                                                                                           |              |                         |
| Proximity to Key Services         | 0                                                                                                                      | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                                                        |              |                         |
| Community Facilities              | 3                                                                                                                      | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                           |              |                         |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Access off of Highwood Road. Within 100m of St Paul Highwood Churchyard (LoWS). |                                                                                                                                                                                                                |              |                         |
| <b>Availability Criteria:</b>     |                                                                                                                        | <b>Availability Rating:</b>                                                                                                                                                                                    | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                                                      | Held by developer/willing owner/public sector                                                                                                                                                                  |              |                         |
| Land Condition                    | 5                                                                                                                      | Vacant land & buildings                                                                                                                                                                                        |              |                         |
| Legal Constraints                 | 5                                                                                                                      | Site does not face any known legal issues                                                                                                                                                                      |              |                         |
| Planning Permission or Allocation | N/A                                                                                                                    |                                                                                                                                                                                                                |              |                         |
| Comments on Availability          |                                                                                                                        |                                                                                                                                                                                                                |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                                                        | <b>Achievability Rating:</b>                                                                                                                                                                                   | <b>Green</b> |                         |
| Viability                         | 5                                                                                                                      | Development is likely viable                                                                                                                                                                                   |              |                         |
| Timescale for Deliverability      | 5                                                                                                                      | Up to 5 years                                                                                                                                                                                                  |              |                         |
| Comments on Achievability         |                                                                                                                        |                                                                                                                                                                                                                |              |                         |

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| <b>SHELAA Reference: CFS109</b>   |                                                                              | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                     | Land East of Four Gables and South of Ongar Road, Highwood, Chelmsford Essex |                                                                                                                                                                                      |              |                         |
| Parish:                           | Highwood                                                                     | Total Score:                                                                                                                                                                         | 93           |                         |
| Developable Site Area (ha):       | 2.1                                                                          | Reason for discounted areas:                                                                                                                                                         |              |                         |
| Potential Yield:                  | 41                                                                           | Typology:                                                                                                                                                                            | 3            |                         |
| Proposed Use:                     | Residential                                                                  | Comments on the size of site:                                                                                                                                                        |              |                         |
| <b>Suitability Criteria:</b>      |                                                                              | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Red</b>   |                         |
| Proximity to Employment Areas     | 5                                                                            | Site is outside of any existing/proposed employment allocation                                                                                                                       |              |                         |
| Impact on Retail Areas            | 5                                                                            | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |              |                         |
| Proximity to the Workplace        | 0                                                                            | Site is in excess of 2km walking distance of an employment allocation                                                                                                                |              |                         |
| Public Transport                  | 0                                                                            | Site is in excess of 400m walking distance from all services                                                                                                                         |              |                         |
| PROW and Cycling Connectivity     | 5                                                                            | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |              |                         |
| Vehicle Access                    | 5                                                                            | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |              |                         |
| Strategic Road Access             | N/A                                                                          |                                                                                                                                                                                      |              |                         |
| Designated Heritage Assets        | 5                                                                            | Site does not contain any designated heritage assets                                                                                                                                 |              |                         |
| Non-Designated Heritage Assets    | 5                                                                            | Site does not contain any non-designated heritage assets                                                                                                                             |              |                         |
| Archaeological Assets             | 5                                                                            | Site is not thought to contain any assets of archaeological interest                                                                                                                 |              |                         |
| Minerals & Waste Constraints      | 5                                                                            | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |              |                         |
| Defined Open Space                | 5                                                                            | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |              |                         |
| Green Belt & Green Wedge          | 0                                                                            | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |              |                         |
| Land Classification               | 0                                                                            | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |              |                         |
| Protected Natural Features        | 5                                                                            | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |              |                         |
| Flood Risk Constraints            | 5                                                                            | Site is wholly within Flood Zone 1                                                                                                                                                   |              |                         |
| Air Quality Management Areas      | 5                                                                            | Site is in excess of 500m from a designated AQMA                                                                                                                                     |              |                         |
| Ground Condition Constraints      | 5                                                                            | Ground treatment is not expected to be required                                                                                                                                      |              |                         |
| Neighbouring Constraints          | 0                                                                            | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |              |                         |
| Proximity to Key Services         | 0                                                                            | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |              |                         |
| Community Facilities              | 3                                                                            | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |              |                         |
| Comments on Suitability           | Outside of DSB.                                                              |                                                                                                                                                                                      |              |                         |
| <b>Availability Criteria:</b>     |                                                                              | <b>Availability Rating:</b>                                                                                                                                                          | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                            | Held by developer/willing owner/public sector                                                                                                                                        |              |                         |
| Land Condition                    | 5                                                                            | Vacant land & buildings                                                                                                                                                              |              |                         |
| Legal Constraints                 | 5                                                                            | Site does not face any known legal issues                                                                                                                                            |              |                         |
| Planning Permission or Allocation | N/A                                                                          |                                                                                                                                                                                      |              |                         |
| Comments on Availability          |                                                                              |                                                                                                                                                                                      |              |                         |
| <b>Achievability Criteria:</b>    |                                                                              | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b> |                         |
| Viability                         | 5                                                                            | Development is likely viable                                                                                                                                                         |              |                         |
| Timescale for Deliverability      | 5                                                                            | Up to 5 years                                                                                                                                                                        |              |                         |
| Comments on Achievability         |                                                                              |                                                                                                                                                                                      |              |                         |

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| <b>SHELAA Reference: CFS110</b>   |                                                                                    | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                     | Land West of Red House, Cooksmill Green, Highwood, Chelmsford, Essex               |                                                                                                                                                                                      |              |                         |
| Parish:                           | Highwood                                                                           | Total Score:                                                                                                                                                                         | 91           |                         |
| Developable Site Area (ha):       | 5.3                                                                                | Reason for discounted areas:                                                                                                                                                         |              |                         |
| Potential Yield:                  | 91                                                                                 | Typology:                                                                                                                                                                            | 2            |                         |
| Proposed Use:                     | Residential                                                                        | Comments on the size of site:                                                                                                                                                        |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                    | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Red</b>   |                         |
| Proximity to Employment Areas     | 5                                                                                  | Site is outside of any existing/proposed employment allocation                                                                                                                       |              |                         |
| Impact on Retail Areas            | 5                                                                                  | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |              |                         |
| Proximity to the Workplace        | 0                                                                                  | Site is in excess of 2km walking distance of an employment allocation                                                                                                                |              |                         |
| Public Transport                  | 0                                                                                  | Site is in excess of 400m walking distance from all services                                                                                                                         |              |                         |
| PROW and Cycling Connectivity     | 0                                                                                  | Site is not connected to either an existing PROW or cycle network                                                                                                                    |              |                         |
| Vehicle Access                    | 5                                                                                  | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |              |                         |
| Strategic Road Access             | N/A                                                                                |                                                                                                                                                                                      |              |                         |
| Designated Heritage Assets        | 3                                                                                  | Site is adjacent to one or more designated heritage assets                                                                                                                           |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                  | Site does not contain any non-designated heritage assets                                                                                                                             |              |                         |
| Archaeological Assets             | 5                                                                                  | Site is not thought to contain any assets of archaeological interest                                                                                                                 |              |                         |
| Minerals & Waste Constraints      | 5                                                                                  | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |              |                         |
| Defined Open Space                | 5                                                                                  | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |              |                         |
| Green Belt & Green Wedge          | 0                                                                                  | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |              |                         |
| Land Classification               | 0                                                                                  | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |              |                         |
| Protected Natural Features        | 5                                                                                  | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |              |                         |
| Flood Risk Constraints            | 5                                                                                  | Site is wholly within Flood Zone 1                                                                                                                                                   |              |                         |
| Air Quality Management Areas      | 5                                                                                  | Site is in excess of 500m from a designated AQMA                                                                                                                                     |              |                         |
| Ground Condition Constraints      | 5                                                                                  | Ground treatment is not expected to be required                                                                                                                                      |              |                         |
| Neighbouring Constraints          | 5                                                                                  | Site has no neighbouring constraints                                                                                                                                                 |              |                         |
| Proximity to Key Services         | 0                                                                                  | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |              |                         |
| Community Facilities              | 3                                                                                  | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |              |                         |
| Comments on Suitability           | Outside of DSB. Access from Kings Court Farm. Adjacent to Grade 2 listed building. |                                                                                                                                                                                      |              |                         |
| <b>Availability Criteria:</b>     |                                                                                    | <b>Availability Rating:</b>                                                                                                                                                          | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                  | Held by developer/willing owner/public sector                                                                                                                                        |              |                         |
| Land Condition                    | 5                                                                                  | Vacant land & buildings                                                                                                                                                              |              |                         |
| Legal Constraints                 | 5                                                                                  | Site does not face any known legal issues                                                                                                                                            |              |                         |
| Planning Permission or Allocation | N/A                                                                                |                                                                                                                                                                                      |              |                         |
| Comments on Availability          |                                                                                    |                                                                                                                                                                                      |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                    | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b> |                         |
| Viability                         | 5                                                                                  | Development is likely viable                                                                                                                                                         |              |                         |
| Timescale for Deliverability      | 5                                                                                  | Up to 5 years                                                                                                                                                                        |              |                         |
| Comments on Achievability         |                                                                                    |                                                                                                                                                                                      |              |                         |

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| <b>SHELAA Reference: CFS111</b>   |                                                                               | <b>RAG Rating:</b>                                                                                                                                                                 | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                     | Land North of Hawkin Smiths Farmhouse, Wyse Road, Highwood, Chelmsford, Essex |                                                                                                                                                                                    |              |                         |
| Parish:                           | Highwood                                                                      | Total Score:                                                                                                                                                                       | 100          |                         |
| Developable Site Area (ha):       | 0.57                                                                          | Reason for discounted areas:                                                                                                                                                       |              |                         |
| Potential Yield:                  | 11                                                                            | Typology:                                                                                                                                                                          | 5            |                         |
| Proposed Use:                     | Residential                                                                   | Comments on the size of site:                                                                                                                                                      |              |                         |
| <b>Suitability Criteria:</b>      |                                                                               | <b>Suitability Rating:</b>                                                                                                                                                         | <b>Red</b>   |                         |
| Proximity to Employment Areas     | 5                                                                             | Site is outside of any existing/proposed employment allocation                                                                                                                     |              |                         |
| Impact on Retail Areas            | 5                                                                             | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |              |                         |
| Proximity to the Workplace        | 0                                                                             | Site is in excess of 2km walking distance of an employment allocation                                                                                                              |              |                         |
| Public Transport                  | 0                                                                             | Site is in excess of 400m walking distance from all services                                                                                                                       |              |                         |
| PROW and Cycling Connectivity     | 5                                                                             | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |              |                         |
| Vehicle Access                    | 5                                                                             | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |              |                         |
| Strategic Road Access             | N/A                                                                           |                                                                                                                                                                                    |              |                         |
| Designated Heritage Assets        | 5                                                                             | Site does not contain any designated heritage assets                                                                                                                               |              |                         |
| Non-Designated Heritage Assets    | 5                                                                             | Site does not contain any non-designated heritage assets                                                                                                                           |              |                         |
| Archaeological Assets             | 5                                                                             | Site is not thought to contain any assets of archaeological interest                                                                                                               |              |                         |
| Minerals & Waste Constraints      | 5                                                                             | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |              |                         |
| Defined Open Space                | 5                                                                             | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |              |                         |
| Green Belt & Green Wedge          | 0                                                                             | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                      |              |                         |
| Land Classification               | 0                                                                             | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |              |                         |
| Protected Natural Features        | 5                                                                             | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features           |              |                         |
| Flood Risk Constraints            | 5                                                                             | Site is wholly within Flood Zone 1                                                                                                                                                 |              |                         |
| Air Quality Management Areas      | 5                                                                             | Site is in excess of 500m from a designated AQMA                                                                                                                                   |              |                         |
| Ground Condition Constraints      | 5                                                                             | Ground treatment is not expected to be required                                                                                                                                    |              |                         |
| Neighbouring Constraints          | 5                                                                             | Site has no neighbouring constraints                                                                                                                                               |              |                         |
| Proximity to Key Services         | 0                                                                             | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                            |              |                         |
| Community Facilities              | 5                                                                             | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |              |                         |
| Comments on Suitability           | Outside of DSB.                                                               |                                                                                                                                                                                    |              |                         |
| <b>Availability Criteria:</b>     |                                                                               | <b>Availability Rating:</b>                                                                                                                                                        | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                             | Held by developer/willing owner/public sector                                                                                                                                      |              |                         |
| Land Condition                    | 5                                                                             | Vacant land & buildings                                                                                                                                                            |              |                         |
| Legal Constraints                 | 5                                                                             | Site does not face any known legal issues                                                                                                                                          |              |                         |
| Planning Permission or Allocation | N/A                                                                           |                                                                                                                                                                                    |              |                         |
| Comments on Availability          |                                                                               |                                                                                                                                                                                    |              |                         |
| <b>Achievability Criteria:</b>    |                                                                               | <b>Achievability Rating:</b>                                                                                                                                                       | <b>Green</b> |                         |
| Viability                         | 5                                                                             | Development is likely viable                                                                                                                                                       |              |                         |
| Timescale for Deliverability      | 5                                                                             | Up to 5 years                                                                                                                                                                      |              |                         |
| Comments on Achievability         |                                                                               |                                                                                                                                                                                    |              |                         |

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| SHELAA Reference: CFS112          |                                                                              | RAG Rating:                                                                                                                                                                          | Red                   | 01 November 2025 |
| Site Address:                     | Land North West of Mapletree Works, Brook Lane, Galleywood, Chelmsford       |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Galleywood                                                                   | Total Score:                                                                                                                                                                         | 102                   |                  |
| Developable Site Area (ha):       | 4.88                                                                         | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 84                                                                           | Typology:                                                                                                                                                                            | 2                     |                  |
| Proposed Use:                     | Residential                                                                  | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                              |                                                                                                                                                                                      | Suitability Rating:   | Red              |
| Proximity to Employment Areas     | 5                                                                            | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                            | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                            | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 0                                                                            | Site is in excess of 400m walking distance from all services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                            | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 3                                                                            | There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site                                          |                       |                  |
| Strategic Road Access             | N/A                                                                          |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 5                                                                            | Site does not contain any designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                            | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                            | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                            | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                            | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 0                                                                            | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |                       |                  |
| Land Classification               | 3                                                                            | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use                                   |                       |                  |
| Protected Natural Features        | 5                                                                            | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |                       |                  |
| Flood Risk Constraints            | 5                                                                            | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                            | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                            | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                            | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 0                                                                            | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                       |                  |
| Community Facilities              | 3                                                                            | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Outside of DSB.                                                              |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                              |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                            | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 5                                                                            | Vacant land & buildings                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 3                                                                            | Site may possibly face legal issues                                                                                                                                                  |                       |                  |
| Planning Permission or Allocation | N/A                                                                          |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          | Possible ransom strip. Overhead electric supply cables run through the site. |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                              |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                            | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                            | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                              |                                                                                                                                                                                      |                       |                  |

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| SHELAA Reference: CFS113          |                                                                                                                                                                                        | RAG Rating:                                                                                                                                                                          | Red                   | 01 November 2025 |
| Site Address:                     | Land North East of Skeggs Farm, Chelmsford Road, Writtle, Chelmsford, Essex                                                                                                            |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Writtle                                                                                                                                                                                | Total Score:                                                                                                                                                                         | 101                   |                  |
| Developable Site Area (ha):       | 16.47                                                                                                                                                                                  | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 282                                                                                                                                                                                    | Typology:                                                                                                                                                                            | 1                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                                            | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                        |                                                                                                                                                                                      | Suitability Rating:   | Red              |
| Proximity to Employment Areas     | 5                                                                                                                                                                                      | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                      | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                      | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 5                                                                                                                                                                                      | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                      | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                      | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                    |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                                                                                      | Site does not contain any designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 3                                                                                                                                                                                      | Site is adjacent to one or more non-designated heritage assets                                                                                                                       |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                                      | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                      | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                                      | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 0                                                                                                                                                                                      | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |                       |                  |
| Land Classification               | 0                                                                                                                                                                                      | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                                      | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                       |                  |
| Flood Risk Constraints            | 4                                                                                                                                                                                      | Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1                                                                                                  |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                      | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                      | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                      | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 3                                                                                                                                                                                      | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |                       |                  |
| Community Facilities              | 3                                                                                                                                                                                      | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Adjacent to Urban Area. In range of bus stops. Adjacent to landscape of local interest. TPO/2008/054 east of site on boundary. Part of site lies within Writtle Bridge Meadows (LoWS). |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                        |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                                                                      | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 5                                                                                                                                                                                      | Vacant land & buildings                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 3                                                                                                                                                                                      | Site may possibly face legal issues                                                                                                                                                  |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                    |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          | Possible ransom strip. Access to site limits development potential.                                                                                                                    |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                        |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                                      | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                      | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                        |                                                                                                                                                                                      |                       |                  |

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| SHELAA Reference: CFS114          |                                                                                                                                                                                                                                       | RAG Rating:                                                                                                                                                                        | Amber                 | 01 November 2025 |
| Site Address:                     | Southfields, School Road, Good Easter, Chelmsford, Essex, CM1 4RT                                                                                                                                                                     |                                                                                                                                                                                    |                       |                  |
| Parish:                           | Good Easter                                                                                                                                                                                                                           | Total Score:                                                                                                                                                                       | 110                   |                  |
| Developable Site Area (ha):       | 0.62                                                                                                                                                                                                                                  | Reason for discounted areas:                                                                                                                                                       |                       |                  |
| Potential Yield:                  | 12                                                                                                                                                                                                                                    | Typology:                                                                                                                                                                          | 5                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                                           | Comments on the size of site:                                                                                                                                                      |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                       |                                                                                                                                                                                    | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                     | Site is outside of any existing/proposed employment allocation                                                                                                                     |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                     | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                     | Site is within 2km walking distance of an employment allocation                                                                                                                    |                       |                  |
| Public Transport                  | 5                                                                                                                                                                                                                                     | Site is within 400m walking distance of one or more services                                                                                                                       |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                     | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                     | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                   |                                                                                                                                                                                    |                       |                  |
| Designated Heritage Assets        | 3                                                                                                                                                                                                                                     | Site is adjacent to one or more designated heritage assets                                                                                                                         |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                                     | Site does not contain any non-designated heritage assets                                                                                                                           |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                                     | Site is not thought to contain any assets of archaeological interest                                                                                                               |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                                                     | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                                                                                     | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                                                     | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                |                       |                  |
| Land Classification               | 0                                                                                                                                                                                                                                     | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |                       |                  |
| Protected Natural Features        | 5                                                                                                                                                                                                                                     | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features           |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                                                     | Site is wholly within Flood Zone 1                                                                                                                                                 |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                     | Site is in excess of 500m from a designated AQMA                                                                                                                                   |                       |                  |
| Ground Condition Constraints      | 3                                                                                                                                                                                                                                     | Ground treatment is expected to be required on part of the site                                                                                                                    |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                                                                     | Site has no neighbouring constraints                                                                                                                                               |                       |                  |
| Proximity to Key Services         | 0                                                                                                                                                                                                                                     | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                            |                       |                  |
| Community Facilities              | 5                                                                                                                                                                                                                                     | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |                       |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Vehicular access into the site serving the residential property from School Road. Adjacent to conservation area. Contaminated land: SOPC000526 and ECC contaminated land: CHL416 within site. |                                                                                                                                                                                    |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                       |                                                                                                                                                                                    | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                                                     | Held by developer/willing owner/public sector                                                                                                                                      |                       |                  |
| Land Condition                    | 4                                                                                                                                                                                                                                     | Established single use                                                                                                                                                             |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                                     | Site does not face any known legal issues                                                                                                                                          |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                   |                                                                                                                                                                                    |                       |                  |
| Comments on Availability          | Site currently in use for other purpose.                                                                                                                                                                                              |                                                                                                                                                                                    |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                       |                                                                                                                                                                                    | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                                                                                     | Development is likely viable                                                                                                                                                       |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                     | Up to 5 years                                                                                                                                                                      |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                       |                                                                                                                                                                                    |                       |                  |



|                                   |                                                                                                                                                                                      |                                                                                                                                                                                      |                       |                  |
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| SHELAA Reference: CFS116          |                                                                                                                                                                                      | RAG Rating:                                                                                                                                                                          | Amber                 | 01 November 2025 |
| Site Address:                     | Land East of 1-15 Millfields, Danbury, Chelmsford, Essex                                                                                                                             |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Danbury                                                                                                                                                                              | Total Score:                                                                                                                                                                         | 102                   |                  |
| Developable Site Area (ha):       | 3.35                                                                                                                                                                                 | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 66                                                                                                                                                                                   | Typology:                                                                                                                                                                            | 3                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                                          | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                      |                                                                                                                                                                                      | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                                    | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                    | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                    | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 0                                                                                                                                                                                    | Site is in excess of 400m walking distance from all services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 0                                                                                                                                                                                    | Site is not connected to either an existing PROW or cycle network                                                                                                                    |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                    | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                  |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                                                                                    | Site does not contain any designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                    | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                                    | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                    | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                                    | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                    | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 3                                                                                                                                                                                    | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use                                   |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                                    | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                    | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                    | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                    | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                    | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 3                                                                                                                                                                                    | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |                       |                  |
| Community Facilities              | 3                                                                                                                                                                                    | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Adjacent to DSB. Vehicle and Pedestrian access from Mill Lane. Row of trees north of site within 15m protected by TPO/2004/030 and TPJ/2002/025, some of which may be veteran trees. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                      |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 3                                                                                                                                                                                    | Promoter has an option to purchase site or collaborate with existing owner                                                                                                           |                       |                  |
| Land Condition                    | 5                                                                                                                                                                                    | Vacant land & buildings                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                                    | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                  |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          |                                                                                                                                                                                      |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                      |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                                    | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                    | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                      |                                                                                                                                                                                      |                       |                  |



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| SHELAA Reference: CFS117          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | RAG Rating:                                                                                                                                                                          | Red                                                              | 01 November 2025 |
| Site Address:                     | BAE Works, West Hanningfield Road, Great Baddow, Chelmsford                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                      |                                                                  |                  |
| Parish:                           | Great Baddow                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Total Score:                                                                                                                                                                         | 77                                                               |                  |
| Developable Site Area (ha):       | 17.04                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Reason for discounted areas:                                                                                                                                                         | Electricity substation (0.14ha), Sewage pumping station (0.05ha) |                  |
| Potential Yield:                  | 292                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Typology:                                                                                                                                                                            | 1+33+38                                                          |                  |
| Proposed Use:                     | Mixed Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Comments on the size of site:                                                                                                                                                        | Size of site is potentially suitable for all employment use      |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Suitability Rating:                                                                                                                                                                  | Red                                                              |                  |
| Proximity to Employment Areas     | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Site is wholly/partially located within an existing/proposed employment allocation                                                                                                   |                                                                  |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                                                                  |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Site is within 2km walking distance of an employment allocation                                                                                                                      |                                                                  |                  |
| Public Transport                  | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Site is within 400m walking distance of one or more services                                                                                                                         |                                                                  |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                                                                  |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                                                                  |                  |
| Strategic Road Access             | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road                                               |                                                                  |                  |
| Designated Heritage Assets        | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Site contains one or more designated heritage assets                                                                                                                                 |                                                                  |                  |
| Non-Designated Heritage Assets    | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Site contains one or more non-designated heritage assets                                                                                                                             |                                                                  |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                                                                  |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                                                                  |                  |
| Defined Open Space                | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |                                                                  |                  |
| Green Belt & Green Wedge          | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Site partially lies within the Metropolitan Green Belt or Green Wedge                                                                                                                |                                                                  |                  |
| Land Classification               | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                                                                  |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                                                                  |                  |
| Flood Risk Constraints            | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Up to 25% of the site area is within Flood Zone 3                                                                                                                                    |                                                                  |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                                                                  |                  |
| Ground Condition Constraints      | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Ground treatment is expected to be required on part of the site                                                                                                                      |                                                                  |                  |
| Neighbouring Constraints          | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |                                                                  |                  |
| Proximity to Key Services         | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |                                                                  |                  |
| Community Facilities              | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                                                                  |                  |
| Comments on Suitability           | Within Urban Area. In range of bus stops. All via West Hanningfield Road at present. Cycle Route 14 runs along Northern boundary of site. Grade 2 listed building and local listed building within site. Part of building of local value. Outdoor Sports and Natural Green Space (Limited Access). One tree protected by TPO/1988/014 partly within the site on the northern edge, others protected by the same TPO within 15m of the site. Contaminated Land: SOPC000804 Electronic Research Facility since 1960s. |                                                                                                                                                                                      |                                                                  |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Availability Rating:                                                                                                                                                                 | Yellow                                                           |                  |
| Land Ownership                    | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Held by developer/willing owner/public sector                                                                                                                                        |                                                                  |                  |
| Land Condition                    | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Established multiple uses                                                                                                                                                            |                                                                  |                  |
| Legal Constraints                 | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Site may possibly face legal issues                                                                                                                                                  |                                                                  |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                      |                                                                  |                  |
| Comments on Availability          | Land lease agreement currently in place. Part of site currently in use for other purposes.                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                      |                                                                  |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Achievability Rating:                                                                                                                                                                | Green                                                            |                  |
| Viability                         | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Development is likely viable                                                                                                                                                         |                                                                  |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Up to 5 years                                                                                                                                                                        |                                                                  |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                      |                                                                  |                  |

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| SHELAA Reference: CFS119          |                                                                                                                                                                                                                                     | RAG Rating:                                                                                                                                                                        | Amber                                                       | 01 November 2025 |
| Site Address:                     | Land East of the Crescent, Little Leighs, Chelmsford, Essex                                                                                                                                                                         |                                                                                                                                                                                    |                                                             |                  |
| Parish:                           | Great Leighs                                                                                                                                                                                                                        | Total Score:                                                                                                                                                                       | 104                                                         |                  |
| Developable Site Area (ha):       | 5.37                                                                                                                                                                                                                                | Reason for discounted areas:                                                                                                                                                       |                                                             |                  |
| Potential Yield:                  | 0                                                                                                                                                                                                                                   | Typology:                                                                                                                                                                          | 33+38                                                       |                  |
| Proposed Use:                     | Mixed Use                                                                                                                                                                                                                           | Comments on the size of site:                                                                                                                                                      | Size of site is potentially suitable for all employment use |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                     |                                                                                                                                                                                    | Suitability Rating:                                         | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                   | Site is outside of any existing/proposed employment allocation                                                                                                                     |                                                             |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                   | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |                                                             |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                   | Site is within 2km walking distance of an employment allocation                                                                                                                    |                                                             |                  |
| Public Transport                  | 5                                                                                                                                                                                                                                   | Site is within 400m walking distance of one or more services                                                                                                                       |                                                             |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                   | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |                                                             |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                   | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |                                                             |                  |
| Strategic Road Access             | 5                                                                                                                                                                                                                                   | Site has direct access to or is adjacent to the strategic road network                                                                                                             |                                                             |                  |
| Designated Heritage Assets        | 3                                                                                                                                                                                                                                   | Site is adjacent to one or more designated heritage assets                                                                                                                         |                                                             |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                                   | Site does not contain any non-designated heritage assets                                                                                                                           |                                                             |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                                   | Site is not thought to contain any assets of archaeological interest                                                                                                               |                                                             |                  |
| Minerals & Waste Constraints      | 2                                                                                                                                                                                                                                   | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment         |                                                             |                  |
| Defined Open Space                | 5                                                                                                                                                                                                                                   | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |                                                             |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                                                   | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                |                                                             |                  |
| Land Classification               | 0                                                                                                                                                                                                                                   | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |                                                             |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                   | Site partially or wholly comprises of one or more protected natural features                                                                                                       |                                                             |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                                                   | Site is wholly within Flood Zone 1                                                                                                                                                 |                                                             |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                   | Site is in excess of 500m from a designated AQMA                                                                                                                                   |                                                             |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                                                                   | Ground treatment is not expected to be required                                                                                                                                    |                                                             |                  |
| Neighbouring Constraints          | 0                                                                                                                                                                                                                                   | Site has neighbouring constraints with no potential for mitigation                                                                                                                 |                                                             |                  |
| Proximity to Key Services         | 0                                                                                                                                                                                                                                   | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                            |                                                             |                  |
| Community Facilities              | 5                                                                                                                                                                                                                                   | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |                                                             |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. The site can be accessed from Braintree Road (A131) and The Crescent. Group of trees protected by TPO/2013/008 within 15 m of the site to the north. Some of the trees may be veteran trees. |                                                                                                                                                                                    |                                                             |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                     |                                                                                                                                                                                    | Availability Rating:                                        | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                                                   | Held by developer/willing owner/public sector                                                                                                                                      |                                                             |                  |
| Land Condition                    | 5                                                                                                                                                                                                                                   | Vacant land & buildings                                                                                                                                                            |                                                             |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                                   | Site does not face any known legal issues                                                                                                                                          |                                                             |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                 |                                                                                                                                                                                    |                                                             |                  |
| Comments on Availability          |                                                                                                                                                                                                                                     |                                                                                                                                                                                    |                                                             |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                     |                                                                                                                                                                                    | Achievability Rating:                                       | Yellow           |
| Viability                         | 5                                                                                                                                                                                                                                   | Development is likely viable                                                                                                                                                       |                                                             |                  |
| Timescale for Deliverability      | 4                                                                                                                                                                                                                                   | Over 5 years                                                                                                                                                                       |                                                             |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                     |                                                                                                                                                                                    |                                                             |                  |

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| SHELAA Reference: CFS120          |                                                                                                                                                                                                                                                                                        | RAG Rating:                                                                                                                                                                          | Amber                            | 01 November 2025 |
| Site Address:                     | Land North West of Longlands Farm, Boreham Road, Great Leighs, Chelmsford                                                                                                                                                                                                              |                                                                                                                                                                                      |                                  |                  |
| Parish:                           | Great Leighs                                                                                                                                                                                                                                                                           | Total Score:                                                                                                                                                                         | 99                               |                  |
| Developable Site Area (ha):       | 11.976                                                                                                                                                                                                                                                                                 | Reason for discounted areas:                                                                                                                                                         | Sewage Pumping Station (0.004ha) |                  |
| Potential Yield:                  | 205                                                                                                                                                                                                                                                                                    | Typology:                                                                                                                                                                            | 2                                |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                                                                                            | Comments on the size of site:                                                                                                                                                        |                                  |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                      | Suitability Rating:              | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                                                                      | Site is outside of any existing/proposed employment allocation                                                                                                                       |                                  |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                                                                      | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                                  |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                                                                      | Site is within 2km walking distance of an employment allocation                                                                                                                      |                                  |                  |
| Public Transport                  | 5                                                                                                                                                                                                                                                                                      | Site is within 400m walking distance of one or more services                                                                                                                         |                                  |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                                                                      | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                                  |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                                                                      | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                                  |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                      |                                  |                  |
| Designated Heritage Assets        | 3                                                                                                                                                                                                                                                                                      | Site is adjacent to one or more designated heritage assets                                                                                                                           |                                  |                  |
| Non-Designated Heritage Assets    | 3                                                                                                                                                                                                                                                                                      | Site is adjacent to one or more non-designated heritage assets                                                                                                                       |                                  |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                                                                                      | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                                  |                  |
| Minerals & Waste Constraints      | 2                                                                                                                                                                                                                                                                                      | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment           |                                  |                  |
| Defined Open Space                | 5                                                                                                                                                                                                                                                                                      | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                                  |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                                                                                                      | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                                  |                  |
| Land Classification               | 0                                                                                                                                                                                                                                                                                      | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                                  |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                                                                      | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                                  |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                                                                                                      | Site is wholly within Flood Zone 1                                                                                                                                                   |                                  |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                                                      | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                                  |                  |
| Ground Condition Constraints      | 3                                                                                                                                                                                                                                                                                      | Ground treatment is expected to be required on part of the site                                                                                                                      |                                  |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                                                                                                                      | Site has no neighbouring constraints                                                                                                                                                 |                                  |                  |
| Proximity to Key Services         | 0                                                                                                                                                                                                                                                                                      | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                                  |                  |
| Community Facilities              | 3                                                                                                                                                                                                                                                                                      | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                                  |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Vehicular access would be from Bromham Road. Adjacent to a Protected Lane. Handful of trees protected under TPO/2000/036 and TPO/2014/031. Sandylay Wood (LoWS) adjacent. Sandylay and Mooas Wood Ancient Woodland adjacent to the north east. |                                                                                                                                                                                      |                                  |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                      | Availability Rating:             | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                                                                                                      | Held by developer/willing owner/public sector                                                                                                                                        |                                  |                  |
| Land Condition                    | 5                                                                                                                                                                                                                                                                                      | Vacant land & buildings                                                                                                                                                              |                                  |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                                                                                      | Site does not face any known legal issues                                                                                                                                            |                                  |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                      |                                  |                  |
| Comments on Availability          |                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                      |                                  |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                      | Achievability Rating:            | Green            |
| Viability                         | 5                                                                                                                                                                                                                                                                                      | Development is likely viable                                                                                                                                                         |                                  |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                                                                      | Up to 5 years                                                                                                                                                                        |                                  |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                      |                                  |                  |

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| SHELAA Reference: CFS121          |                                                                                              | RAG Rating:                                                                                                                                                                                                                                                            | Green                                                       | 01 November 2025 |
| Site Address:                     | Ash Tree House, Boyton Cross, Roxwell, Chelmsford, Essex, CM1 4LP                            |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Parish:                           | Roxwell                                                                                      | Total Score:                                                                                                                                                                                                                                                           | 89                                                          |                  |
| Developable Site Area (ha):       | 4                                                                                            | Reason for discounted areas:                                                                                                                                                                                                                                           | Oil pipe (0.04ha)                                           |                  |
| Potential Yield:                  | 0                                                                                            | Typology:                                                                                                                                                                                                                                                              | 33+34+36                                                    |                  |
| Proposed Use:                     | Employment                                                                                   | Comments on the size of site:                                                                                                                                                                                                                                          | Size of site is potentially suitable for all employment use |                  |
| Suitability Criteria:             |                                                                                              |                                                                                                                                                                                                                                                                        | Suitability Rating:                                         | Green            |
| Proximity to Employment Areas     | N/A                                                                                          |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Impact on Retail Areas            | N/A                                                                                          |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Proximity to the Workplace        | N/A                                                                                          |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Public Transport                  | 5                                                                                            | Site is within 400m walking distance of one or more services                                                                                                                                                                                                           |                                                             |                  |
| PROW and Cycling Connectivity     | 5                                                                                            | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                                                                                 |                                                             |                  |
| Vehicle Access                    | 5                                                                                            | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                                                                                       |                                                             |                  |
| Strategic Road Access             | 4                                                                                            | Site has direct access to or is adjacent to a primary road network                                                                                                                                                                                                     |                                                             |                  |
| Designated Heritage Assets        | 5                                                                                            | Site does not contain any designated heritage assets                                                                                                                                                                                                                   |                                                             |                  |
| Non-Designated Heritage Assets    | 5                                                                                            | Site does not contain any non-designated heritage assets                                                                                                                                                                                                               |                                                             |                  |
| Archaeological Assets             | 5                                                                                            | Site is not thought to contain any assets of archaeological interest                                                                                                                                                                                                   |                                                             |                  |
| Minerals & Waste Constraints      | 0                                                                                            | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development |                                                             |                  |
| Defined Open Space                | 5                                                                                            | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                                                                                       |                                                             |                  |
| Green Belt & Green Wedge          | 5                                                                                            | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                                                                                    |                                                             |                  |
| Land Classification               | 0                                                                                            | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                                                                           |                                                             |                  |
| Protected Natural Features        | 5                                                                                            | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features                                                                                               |                                                             |                  |
| Flood Risk Constraints            | 5                                                                                            | Site is wholly within Flood Zone 1                                                                                                                                                                                                                                     |                                                             |                  |
| Air Quality Management Areas      | 5                                                                                            | Site is in excess of 500m from a designated AQMA                                                                                                                                                                                                                       |                                                             |                  |
| Ground Condition Constraints      | 3                                                                                            | Ground treatment is expected to be required on part of the site                                                                                                                                                                                                        |                                                             |                  |
| Neighbouring Constraints          | N/A                                                                                          |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Proximity to Key Services         | N/A                                                                                          |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Community Facilities              | 5                                                                                            | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                                                                      |                                                             |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Priority 3 contaminated land: SOPC000835, SOPC000836. |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Availability Criteria:            |                                                                                              |                                                                                                                                                                                                                                                                        | Availability Rating:                                        | Green            |
| Land Ownership                    | 5                                                                                            | Held by developer/willing owner/public sector                                                                                                                                                                                                                          |                                                             |                  |
| Land Condition                    | 2                                                                                            | Established multiple uses                                                                                                                                                                                                                                              |                                                             |                  |
| Legal Constraints                 | 5                                                                                            | Site does not face any known legal issues                                                                                                                                                                                                                              |                                                             |                  |
| Planning Permission or Allocation | N/A                                                                                          |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Comments on Availability          | Part of site currently in use for other purposes.                                            |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Achievability Criteria:           |                                                                                              |                                                                                                                                                                                                                                                                        | Achievability Rating:                                       | Green            |
| Viability                         | 5                                                                                            | Development is likely viable                                                                                                                                                                                                                                           |                                                             |                  |
| Timescale for Deliverability      | 5                                                                                            | Up to 5 years                                                                                                                                                                                                                                                          |                                                             |                  |
| Comments on Achievability         |                                                                                              |                                                                                                                                                                                                                                                                        |                                                             |                  |

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| SHELAA Reference: CFS122          |                                                                                                                                                                                                                                                 | RAG Rating:                                                                                                                                                                          | Amber                 | 01 November 2025 |
| Site Address:                     | Land Northwest of Wheelers Hill Roundabout, Wheelers Hill, Little Waltham, Chelmsford, Essex                                                                                                                                                    |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Little Waltham                                                                                                                                                                                                                                  | Total Score:                                                                                                                                                                         | 98                    |                  |
| Developable Site Area (ha):       | 9.21                                                                                                                                                                                                                                            | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 158                                                                                                                                                                                                                                             | Typology:                                                                                                                                                                            | 2                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                                                     | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                                 |                                                                                                                                                                                      | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                               | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                               | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                               | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 5                                                                                                                                                                                                                                               | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                               | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                               | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                             |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                                                                                                                                               | Site does not contain any designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                                               | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                                               | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 2                                                                                                                                                                                                                                               | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment           |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                                                                                               | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 0                                                                                                                                                                                                                                               | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |                       |                  |
| Land Classification               | 0                                                                                                                                                                                                                                               | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                               | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                                                               | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                               | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                                                                               | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 0                                                                                                                                                                                                                                               | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |                       |                  |
| Proximity to Key Services         | 3                                                                                                                                                                                                                                               | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |                       |                  |
| Community Facilities              | 3                                                                                                                                                                                                                                               | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Vehicular access from Essex Regiment Way roundabout. Tree belt on the boundary to the west protected under TPO/2016/017. This may contain veteran trees.Site adjacent to historic landfill: EAHLD34697. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                                 |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                                                               | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 5                                                                                                                                                                                                                                               | Vacant land & buildings                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                                               | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                             |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          |                                                                                                                                                                                                                                                 |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                                 |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                                                                                               | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                               | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                                 |                                                                                                                                                                                      |                       |                  |

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| SHELAA Reference: CFS123          |                                                                                                                                                                  | RAG Rating:                                                                                                                                                                                                                                                            | Amber                 | 01 November 2025 |
| Site Address:                     | Land South East of Little Belsteads, Back Lane, Little Waltham, Chelmsford, Essex                                                                                |                                                                                                                                                                                                                                                                        |                       |                  |
| Parish:                           | Little Waltham                                                                                                                                                   | Total Score:                                                                                                                                                                                                                                                           | 93                    |                  |
| Developable Site Area (ha):       | 2.15                                                                                                                                                             | Reason for discounted areas:                                                                                                                                                                                                                                           |                       |                  |
| Potential Yield:                  | 42                                                                                                                                                               | Typology:                                                                                                                                                                                                                                                              | 3                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                      | Comments on the size of site:                                                                                                                                                                                                                                          |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                  |                                                                                                                                                                                                                                                                        | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                | Site is outside of any existing/proposed employment allocation                                                                                                                                                                                                         |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                                                                                     |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                | Site is within 2km walking distance of an employment allocation                                                                                                                                                                                                        |                       |                  |
| Public Transport                  | 5                                                                                                                                                                | Site is within 400m walking distance of one or more services                                                                                                                                                                                                           |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                                                                                 |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                                                                                       |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                              |                                                                                                                                                                                                                                                                        |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                                                                | Site does not contain any designated heritage assets                                                                                                                                                                                                                   |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                | Site does not contain any non-designated heritage assets                                                                                                                                                                                                               |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                | Site is not thought to contain any assets of archaeological interest                                                                                                                                                                                                   |                       |                  |
| Minerals & Waste Constraints      | 0                                                                                                                                                                | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                                                                                       |                       |                  |
| Green Belt & Green Wedge          | 0                                                                                                                                                                | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                                                                                                          |                       |                  |
| Land Classification               | 0                                                                                                                                                                | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                                                                           |                       |                  |
| Protected Natural Features        | 5                                                                                                                                                                | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features                                                                                               |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                | Site is wholly within Flood Zone 1                                                                                                                                                                                                                                     |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                | Site is in excess of 500m from a designated AQMA                                                                                                                                                                                                                       |                       |                  |
| Ground Condition Constraints      | 3                                                                                                                                                                | Ground treatment is expected to be required on part of the site                                                                                                                                                                                                        |                       |                  |
| Neighbouring Constraints          | 0                                                                                                                                                                | Site has neighbouring constraints with no potential for mitigation                                                                                                                                                                                                     |                       |                  |
| Proximity to Key Services         | 0                                                                                                                                                                | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                                                                                                                |                       |                  |
| Community Facilities              | 0                                                                                                                                                                | Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                                                                                                       |                       |                  |
| Comments on Suitability           | Outside of DSB. Access to Chelmer Valley P&R. Vehicular access available from Back Lane. Priority 2 contaminated land SOPC000840. Historic landfill: EAHLD01001. |                                                                                                                                                                                                                                                                        |                       |                  |
| Availability Criteria:            |                                                                                                                                                                  |                                                                                                                                                                                                                                                                        | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                                                | Held by developer/willing owner/public sector                                                                                                                                                                                                                          |                       |                  |
| Land Condition                    | 5                                                                                                                                                                | Vacant land & buildings                                                                                                                                                                                                                                                |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                | Site does not face any known legal issues                                                                                                                                                                                                                              |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                              |                                                                                                                                                                                                                                                                        |                       |                  |
| Comments on Availability          |                                                                                                                                                                  |                                                                                                                                                                                                                                                                        |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                  |                                                                                                                                                                                                                                                                        | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                | Development is likely viable                                                                                                                                                                                                                                           |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                | Up to 5 years                                                                                                                                                                                                                                                          |                       |                  |
| Comments on Achievability         |                                                                                                                                                                  |                                                                                                                                                                                                                                                                        |                       |                  |



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| SHELAA Reference: CFS124          |                                                                                                                                                                                                                                                                                                   | RAG Rating:                                                                                                                                                                                                                                                            | Amber                 | 01 November 2025 |
| Site Address:                     | Land Opposite Mid Essex Gravel Pits Ltd, Essex Regiment Way, Little Waltham, Chelmsford, Essex                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                        |                       |                  |
| Parish:                           | Broomfield                                                                                                                                                                                                                                                                                        | Total Score:                                                                                                                                                                                                                                                           | 82                    |                  |
| Developable Site Area (ha):       | 7.2                                                                                                                                                                                                                                                                                               | Reason for discounted areas:                                                                                                                                                                                                                                           |                       |                  |
| Potential Yield:                  | 123                                                                                                                                                                                                                                                                                               | Typology:                                                                                                                                                                                                                                                              | 2                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                                                                                                       | Comments on the size of site:                                                                                                                                                                                                                                          |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                        | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 3                                                                                                                                                                                                                                                                                                 | Site is adjacent to an existing/proposed employment allocation                                                                                                                                                                                                         |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                                                                                 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                                                                                     |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                                                                                 | Site is within 2km walking distance of an employment allocation                                                                                                                                                                                                        |                       |                  |
| Public Transport                  | 0                                                                                                                                                                                                                                                                                                 | Site is in excess of 400m walking distance from all services                                                                                                                                                                                                           |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                                                                                 | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                                                                                 |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                                                                                 | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                                                                                       |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                        |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                                                                                                                                                                                                 | Site does not contain any designated heritage assets                                                                                                                                                                                                                   |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                                                                                                 | Site does not contain any non-designated heritage assets                                                                                                                                                                                                               |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                                                                                                 | Site is not thought to contain any assets of archaeological interest                                                                                                                                                                                                   |                       |                  |
| Minerals & Waste Constraints      | 0                                                                                                                                                                                                                                                                                                 | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development |                       |                  |
| Defined Open Space                | 3                                                                                                                                                                                                                                                                                                 | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                                                                                     |                       |                  |
| Green Belt & Green Wedge          | 0                                                                                                                                                                                                                                                                                                 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                                                                                                          |                       |                  |
| Land Classification               | 0                                                                                                                                                                                                                                                                                                 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                                                                           |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                                                                                 | Site partially or wholly comprises of one or more protected natural features                                                                                                                                                                                           |                       |                  |
| Flood Risk Constraints            | 2                                                                                                                                                                                                                                                                                                 | Up to 25% of the site area is within Flood Zone 3                                                                                                                                                                                                                      |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                                                                 | Site is in excess of 500m from a designated AQMA                                                                                                                                                                                                                       |                       |                  |
| Ground Condition Constraints      | 3                                                                                                                                                                                                                                                                                                 | Ground treatment is expected to be required on part of the site                                                                                                                                                                                                        |                       |                  |
| Neighbouring Constraints          | 0                                                                                                                                                                                                                                                                                                 | Site has neighbouring constraints with no potential for mitigation                                                                                                                                                                                                     |                       |                  |
| Proximity to Key Services         | 3                                                                                                                                                                                                                                                                                                 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                                                                                                           |                       |                  |
| Community Facilities              | 3                                                                                                                                                                                                                                                                                                 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                                                                   |                       |                  |
| Comments on Suitability           | Outside of DSB. Vehicular access from Essex Regiment Way. Natural Green Space (Limited Access). Wholly covered by TPO (7.16ha) under TPO/2006/017; 2.57ha LoWS; 2ha Essex Wildlife Trust Nature Reserve.Contaminated land SOPC000527, CHL418. Historic landfill refuse tipe east of Butlers Farm. |                                                                                                                                                                                                                                                                        |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                        | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                                                                                                                 | Held by developer/willing owner/public sector                                                                                                                                                                                                                          |                       |                  |
| Land Condition                    | 5                                                                                                                                                                                                                                                                                                 | Vacant land & buildings                                                                                                                                                                                                                                                |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                                                                                                 | Site does not face any known legal issues                                                                                                                                                                                                                              |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                        |                       |                  |
| Comments on Availability          |                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                        |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                        | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                                                                                                                                                 | Development is likely viable                                                                                                                                                                                                                                           |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                                                                                 | Up to 5 years                                                                                                                                                                                                                                                          |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                        |                       |                  |

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| SHELAA Reference: CFS125          |                                                                                                                                                                               | RAG Rating:                                                                                                                                                                                                                                                            | Amber                 | 01 November 2025 |
| Site Address:                     | Land North of Cranham Road, Little Waltham, Chelmsford, Essex                                                                                                                 |                                                                                                                                                                                                                                                                        |                       |                  |
| Parish:                           | Little Waltham                                                                                                                                                                | Total Score:                                                                                                                                                                                                                                                           | 91                    |                  |
| Developable Site Area (ha):       | 9.78                                                                                                                                                                          | Reason for discounted areas:                                                                                                                                                                                                                                           |                       |                  |
| Potential Yield:                  | 168                                                                                                                                                                           | Typology:                                                                                                                                                                                                                                                              | 2                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                                   | Comments on the size of site:                                                                                                                                                                                                                                          |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                               |                                                                                                                                                                                                                                                                        | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                             | Site is outside of any existing/proposed employment allocation                                                                                                                                                                                                         |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                             | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                                                                                     |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                             | Site is within 2km walking distance of an employment allocation                                                                                                                                                                                                        |                       |                  |
| Public Transport                  | 0                                                                                                                                                                             | Site is in excess of 400m walking distance from all services                                                                                                                                                                                                           |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                             | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                                                                                 |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                             | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                                                                                       |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                           |                                                                                                                                                                                                                                                                        |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                                                                             | Site does not contain any designated heritage assets                                                                                                                                                                                                                   |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                             | Site does not contain any non-designated heritage assets                                                                                                                                                                                                               |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                             | Site is not thought to contain any assets of archaeological interest                                                                                                                                                                                                   |                       |                  |
| Minerals & Waste Constraints      | 0                                                                                                                                                                             | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                             | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                                                                                       |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                             | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                                                                                    |                       |                  |
| Land Classification               | 0                                                                                                                                                                             | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                                                                           |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                             | Site partially or wholly comprises of one or more protected natural features                                                                                                                                                                                           |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                             | Site is wholly within Flood Zone 1                                                                                                                                                                                                                                     |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                             | Site is in excess of 500m from a designated AQMA                                                                                                                                                                                                                       |                       |                  |
| Ground Condition Constraints      | 3                                                                                                                                                                             | Ground treatment is expected to be required on part of the site                                                                                                                                                                                                        |                       |                  |
| Neighbouring Constraints          | 0                                                                                                                                                                             | Site has neighbouring constraints with no potential for mitigation                                                                                                                                                                                                     |                       |                  |
| Proximity to Key Services         | 0                                                                                                                                                                             | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                                                                                                                |                       |                  |
| Community Facilities              | 3                                                                                                                                                                             | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                                                                   |                       |                  |
| Comments on Suitability           | Outside of DSB. Existing vehicular access from Drakes Lane and Cranham Road. Trees covered by TPO/2003/076 within the site boundary.Contaminated land: SOPC00463, SOPC000240. |                                                                                                                                                                                                                                                                        |                       |                  |
| Availability Criteria:            |                                                                                                                                                                               |                                                                                                                                                                                                                                                                        | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                                                             | Held by developer/willing owner/public sector                                                                                                                                                                                                                          |                       |                  |
| Land Condition                    | 5                                                                                                                                                                             | Vacant land & buildings                                                                                                                                                                                                                                                |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                             | Site does not face any known legal issues                                                                                                                                                                                                                              |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                           |                                                                                                                                                                                                                                                                        |                       |                  |
| Comments on Availability          |                                                                                                                                                                               |                                                                                                                                                                                                                                                                        |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                               |                                                                                                                                                                                                                                                                        | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                             | Development is likely viable                                                                                                                                                                                                                                           |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                             | Up to 5 years                                                                                                                                                                                                                                                          |                       |                  |
| Comments on Achievability         |                                                                                                                                                                               |                                                                                                                                                                                                                                                                        |                       |                  |



|                                   |                                                                                                                                       |                                                                                                                                                                                    |                       |                  |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------|
| SHELAA Reference: CFS126          |                                                                                                                                       | RAG Rating:                                                                                                                                                                        | Red                   | 01 November 2025 |
| Site Address:                     | Brookmans Farm, Back Lane, Stock, Ingatestone, CM4 9DD                                                                                |                                                                                                                                                                                    |                       |                  |
| Parish:                           | Stock                                                                                                                                 | Total Score:                                                                                                                                                                       | 99                    |                  |
| Developable Site Area (ha):       | 0.6                                                                                                                                   | Reason for discounted areas:                                                                                                                                                       |                       |                  |
| Potential Yield:                  | 12                                                                                                                                    | Typology:                                                                                                                                                                          | 5                     |                  |
| Proposed Use:                     | Residential                                                                                                                           | Comments on the size of site:                                                                                                                                                      |                       |                  |
| Suitability Criteria:             |                                                                                                                                       |                                                                                                                                                                                    | Suitability Rating:   | Red              |
| Proximity to Employment Areas     | 5                                                                                                                                     | Site is outside of any existing/proposed employment allocation                                                                                                                     |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                     | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |                       |                  |
| Proximity to the Workplace        | 0                                                                                                                                     | Site is in excess of 2km walking distance of an employment allocation                                                                                                              |                       |                  |
| Public Transport                  | 5                                                                                                                                     | Site is within 400m walking distance of one or more services                                                                                                                       |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                     | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |                       |                  |
| Vehicle Access                    | 5                                                                                                                                     | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                   |                                                                                                                                                                                    |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                                     | Site does not contain any designated heritage assets                                                                                                                               |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                     | Site does not contain any non-designated heritage assets                                                                                                                           |                       |                  |
| Archaeological Assets             | 5                                                                                                                                     | Site is not thought to contain any assets of archaeological interest                                                                                                               |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                     | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |                       |                  |
| Defined Open Space                | 5                                                                                                                                     | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |                       |                  |
| Green Belt & Green Wedge          | 0                                                                                                                                     | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                      |                       |                  |
| Land Classification               | 0                                                                                                                                     | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |                       |                  |
| Protected Natural Features        | 5                                                                                                                                     | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features           |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                     | Site is wholly within Flood Zone 1                                                                                                                                                 |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                     | Site is in excess of 500m from a designated AQMA                                                                                                                                   |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                     | Ground treatment is not expected to be required                                                                                                                                    |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                     | Site has no neighbouring constraints                                                                                                                                               |                       |                  |
| Proximity to Key Services         | 3                                                                                                                                     | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                       |                       |                  |
| Community Facilities              | 5                                                                                                                                     | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |                       |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Site is currently accessed directly from Back Lane.                                           |                                                                                                                                                                                    |                       |                  |
| Availability Criteria:            |                                                                                                                                       |                                                                                                                                                                                    | Availability Rating:  | Yellow           |
| Land Ownership                    | 0                                                                                                                                     | Known to be in particularly complex/multiple ownership                                                                                                                             |                       |                  |
| Land Condition                    | 3                                                                                                                                     | Low intensity land uses                                                                                                                                                            |                       |                  |
| Legal Constraints                 | 3                                                                                                                                     | Site may possibly face legal issues                                                                                                                                                |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                   |                                                                                                                                                                                    |                       |                  |
| Comments on Availability          | Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site in use for other purposes. |                                                                                                                                                                                    |                       |                  |
| Achievability Criteria:           |                                                                                                                                       |                                                                                                                                                                                    | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                     | Development is likely viable                                                                                                                                                       |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                     | Up to 5 years                                                                                                                                                                      |                       |                  |
| Comments on Achievability         |                                                                                                                                       |                                                                                                                                                                                    |                       |                  |

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| <b>SHELAA Reference: CFS127</b>   |                                                                                                                                 | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                     | Land South of Brookmans Farm, Back Lane, Stock, Ingatestone                                                                     |                                                                                                                                                                                      |              |                         |
| Parish:                           | Stock                                                                                                                           | Total Score:                                                                                                                                                                         | 101          |                         |
| Developable Site Area (ha):       | 1.8                                                                                                                             | Reason for discounted areas:                                                                                                                                                         |              |                         |
| Potential Yield:                  | 40                                                                                                                              | Typology:                                                                                                                                                                            | 3            |                         |
| Proposed Use:                     | Residential                                                                                                                     | Comments on the size of site:                                                                                                                                                        |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                                                                 | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Red</b>   |                         |
| Proximity to Employment Areas     | 5                                                                                                                               | Site is outside of any existing/proposed employment allocation                                                                                                                       |              |                         |
| Impact on Retail Areas            | 5                                                                                                                               | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |              |                         |
| Proximity to the Workplace        | 0                                                                                                                               | Site is in excess of 2km walking distance of an employment allocation                                                                                                                |              |                         |
| Public Transport                  | 5                                                                                                                               | Site is within 400m walking distance of one or more services                                                                                                                         |              |                         |
| PROW and Cycling Connectivity     | 5                                                                                                                               | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |              |                         |
| Vehicle Access                    | 5                                                                                                                               | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |              |                         |
| Strategic Road Access             | N/A                                                                                                                             |                                                                                                                                                                                      |              |                         |
| Designated Heritage Assets        | 5                                                                                                                               | Site does not contain any designated heritage assets                                                                                                                                 |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                                                               | Site does not contain any non-designated heritage assets                                                                                                                             |              |                         |
| Archaeological Assets             | 5                                                                                                                               | Site is not thought to contain any assets of archaeological interest                                                                                                                 |              |                         |
| Minerals & Waste Constraints      | 5                                                                                                                               | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |              |                         |
| Defined Open Space                | 5                                                                                                                               | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |              |                         |
| Green Belt & Green Wedge          | 0                                                                                                                               | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |              |                         |
| Land Classification               | 0                                                                                                                               | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |              |                         |
| Protected Natural Features        | 0                                                                                                                               | Site partially or wholly comprises of one or more protected natural features                                                                                                         |              |                         |
| Flood Risk Constraints            | 5                                                                                                                               | Site is wholly within Flood Zone 1                                                                                                                                                   |              |                         |
| Air Quality Management Areas      | 5                                                                                                                               | Site is in excess of 500m from a designated AQMA                                                                                                                                     |              |                         |
| Ground Condition Constraints      | 5                                                                                                                               | Ground treatment is not expected to be required                                                                                                                                      |              |                         |
| Neighbouring Constraints          | 5                                                                                                                               | Site has no neighbouring constraints                                                                                                                                                 |              |                         |
| Proximity to Key Services         | 3                                                                                                                               | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |              |                         |
| Community Facilities              | 3                                                                                                                               | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |              |                         |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Site within 15m of a tree belt covered by TPO/2001/068 which may contain veteran trees. |                                                                                                                                                                                      |              |                         |
| <b>Availability Criteria:</b>     |                                                                                                                                 | <b>Availability Rating:</b>                                                                                                                                                          | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                                                               | Held by developer/willing owner/public sector                                                                                                                                        |              |                         |
| Land Condition                    | 5                                                                                                                               | Vacant land & buildings                                                                                                                                                              |              |                         |
| Legal Constraints                 | 5                                                                                                                               | Site does not face any known legal issues                                                                                                                                            |              |                         |
| Planning Permission or Allocation | N/A                                                                                                                             |                                                                                                                                                                                      |              |                         |
| Comments on Availability          |                                                                                                                                 |                                                                                                                                                                                      |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                                                                 | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b> |                         |
| Viability                         | 5                                                                                                                               | Development is likely viable                                                                                                                                                         |              |                         |
| Timescale for Deliverability      | 5                                                                                                                               | Up to 5 years                                                                                                                                                                        |              |                         |
| Comments on Achievability         |                                                                                                                                 |                                                                                                                                                                                      |              |                         |

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| <b>SHELAA Reference: CFS129</b>   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Red</b>    | <b>01 November 2025</b> |
| Site Address:                     | Land South of Writtle and North of the A141, Writtle, Chelmsford, Essex                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                      |               |                         |
| Parish:                           | Writtle                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Total Score:                                                                                                                                                                         | 85            |                         |
| Developable Site Area (ha):       | 56.5                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Reason for discounted areas:                                                                                                                                                         |               |                         |
| Potential Yield:                  | 900                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Typology:                                                                                                                                                                            | 26            |                         |
| Proposed Use:                     | Residential                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Comments on the size of site:                                                                                                                                                        |               |                         |
| <b>Suitability Criteria:</b>      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Red</b>    |                         |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Site is outside of any existing/proposed employment allocation                                                                                                                       |               |                         |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |               |                         |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Site is within 2km walking distance of an employment allocation                                                                                                                      |               |                         |
| Public Transport                  | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Site is within 400m walking distance of one or more services                                                                                                                         |               |                         |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |               |                         |
| Vehicle Access                    | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                               | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |               |                         |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                      |               |                         |
| Designated Heritage Assets        | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Site does not contain any designated heritage assets                                                                                                                                 |               |                         |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Site does not contain any non-designated heritage assets                                                                                                                             |               |                         |
| Archaeological Assets             | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Site is not thought to contain any assets of archaeological interest                                                                                                                 |               |                         |
| Minerals & Waste Constraints      | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment           |               |                         |
| Defined Open Space                | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |               |                         |
| Green Belt & Green Wedge          | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                               | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |               |                         |
| Land Classification               | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |               |                         |
| Protected Natural Features        | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Site partially or wholly comprises of one or more protected natural features                                                                                                         |               |                         |
| Flood Risk Constraints            | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Up to 25% of the site area is within Flood Zone 3                                                                                                                                    |               |                         |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Site is in excess of 500m from a designated AQMA                                                                                                                                     |               |                         |
| Ground Condition Constraints      | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Ground treatment is expected to be required on part of the site                                                                                                                      |               |                         |
| Neighbouring Constraints          | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |               |                         |
| Proximity to Key Services         | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |               |                         |
| Community Facilities              | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |               |                         |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Vehicular access from the Lodge Road or Margaretting Road or Paradise Road. Park and Recreation Ground. Trees protected by TPO /2002/077 and TPO/2002/103 are located within 15m to the north of the site on Lodge Road. There are also trees protected by TPO/2006/059 and TPO/2010/020 on Paradise Road. Some of these might be veteran trees. Area of contaminated land, Priority 4 and 3 SOPC000105 ECC Gravel Pit. |                                                                                                                                                                                      |               |                         |
| <b>Availability Criteria:</b>     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Availability Rating:</b>                                                                                                                                                          | <b>Yellow</b> |                         |
| Land Ownership                    | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Promoter has an option to purchase site or collaborate with existing owner                                                                                                           |               |                         |
| Land Condition                    | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Low intensity land uses                                                                                                                                                              |               |                         |
| Legal Constraints                 | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Site may possibly face legal issues                                                                                                                                                  |               |                         |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                      |               |                         |
| Comments on Availability          | Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Part of the site is currently in use for other purposes. Site not within promoters ownership.                                                                                                                                                                                                                                                             |                                                                                                                                                                                      |               |                         |
| <b>Achievability Criteria:</b>    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b>  |                         |
| Viability                         | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Development is likely viable                                                                                                                                                         |               |                         |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Up to 5 years                                                                                                                                                                        |               |                         |
| Comments on Achievability         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                      |               |                         |

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| SHELAA Reference: CFS130          |                                                                                                                                                                                         | RAG Rating:                                                                                                                                                                          | Amber                                                       | 01 November 2025 |
| Site Address:                     | Land South and South East of East Hanningfield Village, East Hanningfield, Chelmsford, Essex                                                                                            |                                                                                                                                                                                      |                                                             |                  |
| Parish:                           | East Hanningfield                                                                                                                                                                       | Total Score:                                                                                                                                                                         | 102                                                         |                  |
| Developable Site Area (ha):       | 59.051                                                                                                                                                                                  | Reason for discounted areas:                                                                                                                                                         | Gas pipe and Buffer (2.139ha)                               |                  |
| Potential Yield:                  | 723                                                                                                                                                                                     | Typology:                                                                                                                                                                            | 25                                                          |                  |
| Proposed Use:                     | Mixed Use                                                                                                                                                                               | Comments on the size of site:                                                                                                                                                        | Size of site is potentially suitable for all employment use |                  |
| Suitability Criteria:             |                                                                                                                                                                                         |                                                                                                                                                                                      | Suitability Rating:                                         | Amber            |
| Proximity to Employment Areas     | 3                                                                                                                                                                                       | Site is adjacent to an existing/proposed employment allocation                                                                                                                       |                                                             |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                       | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                                                             |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                       | Site is within 2km walking distance of an employment allocation                                                                                                                      |                                                             |                  |
| Public Transport                  | 5                                                                                                                                                                                       | Site is within 400m walking distance of one or more services                                                                                                                         |                                                             |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                       | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                                                             |                  |
| Vehicle Access                    | 5                                                                                                                                                                                       | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                                                             |                  |
| Strategic Road Access             | 0                                                                                                                                                                                       | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road                                               |                                                             |                  |
| Designated Heritage Assets        | 3                                                                                                                                                                                       | Site is adjacent to one or more designated heritage assets                                                                                                                           |                                                             |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                       | Site does not contain any non-designated heritage assets                                                                                                                             |                                                             |                  |
| Archaeological Assets             | 5                                                                                                                                                                                       | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                                                             |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                       | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                                                             |                  |
| Defined Open Space                | 5                                                                                                                                                                                       | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                                                             |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                       | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                                                             |                  |
| Land Classification               | 0                                                                                                                                                                                       | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                                                             |                  |
| Protected Natural Features        | 0                                                                                                                                                                                       | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                                                             |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                       | Site is wholly within Flood Zone 1                                                                                                                                                   |                                                             |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                       | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                                                             |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                       | Ground treatment is not expected to be required                                                                                                                                      |                                                             |                  |
| Neighbouring Constraints          | 3                                                                                                                                                                                       | Site has neighbouring constraints with potential for mitigation                                                                                                                      |                                                             |                  |
| Proximity to Key Services         | 0                                                                                                                                                                                       | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                                                             |                  |
| Community Facilities              | 3                                                                                                                                                                                       | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                                                             |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Vehicle and cycle access from Main Road, Creephedge Lane and Old Church Road. 2.085ha protected under TPO/1975/039, TPO/2016/016, TPO/1984/019. |                                                                                                                                                                                      |                                                             |                  |
| Availability Criteria:            |                                                                                                                                                                                         |                                                                                                                                                                                      | Availability Rating:                                        | Green            |
| Land Ownership                    | 5                                                                                                                                                                                       | Held by developer/willing owner/public sector                                                                                                                                        |                                                             |                  |
| Land Condition                    | 5                                                                                                                                                                                       | Vacant land & buildings                                                                                                                                                              |                                                             |                  |
| Legal Constraints                 | 5                                                                                                                                                                                       | Site does not face any known legal issues                                                                                                                                            |                                                             |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                     |                                                                                                                                                                                      |                                                             |                  |
| Comments on Availability          |                                                                                                                                                                                         |                                                                                                                                                                                      |                                                             |                  |
| Achievability Criteria:           |                                                                                                                                                                                         |                                                                                                                                                                                      | Achievability Rating:                                       | Green            |
| Viability                         | 5                                                                                                                                                                                       | Development is likely viable                                                                                                                                                         |                                                             |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                       | Up to 5 years                                                                                                                                                                        |                                                             |                  |
| Comments on Achievability         |                                                                                                                                                                                         |                                                                                                                                                                                      |                                                             |                  |

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| SHELAA Reference: CFS131          |                                                                                                                                                                                                    | RAG Rating:                                                                                                                                                                          | Amber                                                       | 01 November 2025 |
| Site Address:                     | Land North and South of East Hanningfield Road, South and East of Howe Green, Sandon, Chelmsford, Essex                                                                                            |                                                                                                                                                                                      |                                                             |                  |
| Parish:                           | Sandon                                                                                                                                                                                             | Total Score:                                                                                                                                                                         | 99                                                          |                  |
| Developable Site Area (ha):       | 72.16                                                                                                                                                                                              | Reason for discounted areas:                                                                                                                                                         | Gas pipe and Buffer (2.26ha)                                |                  |
| Potential Yield:                  | 884                                                                                                                                                                                                | Typology:                                                                                                                                                                            | 25                                                          |                  |
| Proposed Use:                     | Mixed Use                                                                                                                                                                                          | Comments on the size of site:                                                                                                                                                        | Size of site is potentially suitable for all employment use |                  |
| Suitability Criteria:             |                                                                                                                                                                                                    |                                                                                                                                                                                      | Suitability Rating:                                         | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                  | Site is outside of any existing/proposed employment allocation                                                                                                                       |                                                             |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                  | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                                                             |                  |
| Proximity to the Workplace        | 0                                                                                                                                                                                                  | Site is in excess of 2km walking distance of an employment allocation                                                                                                                |                                                             |                  |
| Public Transport                  | 5                                                                                                                                                                                                  | Site is within 400m walking distance of one or more services                                                                                                                         |                                                             |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                  | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                                                             |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                  | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                                                             |                  |
| Strategic Road Access             | 0                                                                                                                                                                                                  | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road                                               |                                                             |                  |
| Designated Heritage Assets        | 5                                                                                                                                                                                                  | Site does not contain any designated heritage assets                                                                                                                                 |                                                             |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                  | Site does not contain any non-designated heritage assets                                                                                                                             |                                                             |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                  | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                                                             |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                  | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                                                             |                  |
| Defined Open Space                | 5                                                                                                                                                                                                  | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                                                             |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                  | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                                                             |                  |
| Land Classification               | 0                                                                                                                                                                                                  | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                                                             |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                  | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                                                             |                  |
| Flood Risk Constraints            | 2                                                                                                                                                                                                  | Up to 25% of the site area is within Flood Zone 3                                                                                                                                    |                                                             |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                  | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                                                             |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                                  | Ground treatment is not expected to be required                                                                                                                                      |                                                             |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                                  | Site has no neighbouring constraints                                                                                                                                                 |                                                             |                  |
| Proximity to Key Services         | 0                                                                                                                                                                                                  | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                                                             |                  |
| Community Facilities              | 3                                                                                                                                                                                                  | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                                                             |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Vehicle access from East Hanningfield Road, Southend Road, Southlands Chase and Butts Green Road. 0.01ha and handful of trees protected under TPO/2001/126. |                                                                                                                                                                                      |                                                             |                  |
| Availability Criteria:            |                                                                                                                                                                                                    |                                                                                                                                                                                      | Availability Rating:                                        | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                  | Held by developer/willing owner/public sector                                                                                                                                        |                                                             |                  |
| Land Condition                    | 4                                                                                                                                                                                                  | Established single use                                                                                                                                                               |                                                             |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                  | Site does not face any known legal issues                                                                                                                                            |                                                             |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                |                                                                                                                                                                                      |                                                             |                  |
| Comments on Availability          | Site in use for other purposes                                                                                                                                                                     |                                                                                                                                                                                      |                                                             |                  |
| Achievability Criteria:           |                                                                                                                                                                                                    |                                                                                                                                                                                      | Achievability Rating:                                       | Green            |
| Viability                         | 5                                                                                                                                                                                                  | Development is likely viable                                                                                                                                                         |                                                             |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                  | Up to 5 years                                                                                                                                                                        |                                                             |                  |
| Comments on Achievability         |                                                                                                                                                                                                    |                                                                                                                                                                                      |                                                             |                  |

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| SHELAA Reference: CFS132          |                                                                                                                                                                                                                                                                                                | RAG Rating:                                                                                                                                                                          | Amber                                                       | 01 November 2025 |
| Site Address:                     | Land surrounding Highlands Farm East and West of Southend Road, East Hanningfield, Chelmsford, Essex                                                                                                                                                                                           |                                                                                                                                                                                      |                                                             |                  |
| Parish:                           | East Hanningfield                                                                                                                                                                                                                                                                              | Total Score:                                                                                                                                                                         | 94                                                          |                  |
| Developable Site Area (ha):       | 145.62                                                                                                                                                                                                                                                                                         | Reason for discounted areas:                                                                                                                                                         |                                                             |                  |
| Potential Yield:                  | 2039                                                                                                                                                                                                                                                                                           | Typology:                                                                                                                                                                            | 24                                                          |                  |
| Proposed Use:                     | Mixed Use                                                                                                                                                                                                                                                                                      | Comments on the size of site:                                                                                                                                                        | Size of site is potentially suitable for all employment use |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                                                                                | Suitability Rating:                                                                                                                                                                  | Amber                                                       |                  |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                                                                              | Site is outside of any existing/proposed employment allocation                                                                                                                       |                                                             |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                                                                              | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                                                             |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                                                                              | Site is within 2km walking distance of an employment allocation                                                                                                                      |                                                             |                  |
| Public Transport                  | 0                                                                                                                                                                                                                                                                                              | Site is in excess of 400m walking distance from all services                                                                                                                         |                                                             |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                                                                              | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                                                             |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                                                                              | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                                                             |                  |
| Strategic Road Access             | 0                                                                                                                                                                                                                                                                                              | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road                                               |                                                             |                  |
| Designated Heritage Assets        | 3                                                                                                                                                                                                                                                                                              | Site is adjacent to one or more designated heritage assets                                                                                                                           |                                                             |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                                                                                              | Site does not contain any non-designated heritage assets                                                                                                                             |                                                             |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                                                                                              | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                                                             |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                                                                                                              | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                                                             |                  |
| Defined Open Space                | 5                                                                                                                                                                                                                                                                                              | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                                                             |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                                                                                                              | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                                                             |                  |
| Land Classification               | 0                                                                                                                                                                                                                                                                                              | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                                                             |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                                                                              | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                                                             |                  |
| Flood Risk Constraints            | 2                                                                                                                                                                                                                                                                                              | Up to 25% of the site area is within Flood Zone 3                                                                                                                                    |                                                             |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                                                              | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                                                             |                  |
| Ground Condition Constraints      | 3                                                                                                                                                                                                                                                                                              | Ground treatment is expected to be required on part of the site                                                                                                                      |                                                             |                  |
| Neighbouring Constraints          | 3                                                                                                                                                                                                                                                                                              | Site has neighbouring constraints with potential for mitigation                                                                                                                      |                                                             |                  |
| Proximity to Key Services         | 0                                                                                                                                                                                                                                                                                              | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                                                             |                  |
| Community Facilities              | 3                                                                                                                                                                                                                                                                                              | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                                                             |                  |
| Comments on Suitability           | Outside of DSB. Vehicle access from Main Road. Grade 2 listed building within site. Within 100m of Plough and Sail Meadows (LoWS). Southern end of tree belt protected by TPO/2014/014 just reaches inside the northern part of the site. Three areas of Priority 4 contaminated land on site. |                                                                                                                                                                                      |                                                             |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                                                                                | Availability Rating:                                                                                                                                                                 | Green                                                       |                  |
| Land Ownership                    | 5                                                                                                                                                                                                                                                                                              | Held by developer/willing owner/public sector                                                                                                                                        |                                                             |                  |
| Land Condition                    | 5                                                                                                                                                                                                                                                                                              | Vacant land & buildings                                                                                                                                                              |                                                             |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                                                                                              | Site does not face any known legal issues                                                                                                                                            |                                                             |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                      |                                                             |                  |
| Comments on Availability          |                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                      |                                                             |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                                                                                | Achievability Rating:                                                                                                                                                                | Green                                                       |                  |
| Viability                         | 5                                                                                                                                                                                                                                                                                              | Development is likely viable                                                                                                                                                         |                                                             |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                                                                              | Up to 5 years                                                                                                                                                                        |                                                             |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                      |                                                             |                  |



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| SHELAA Reference: CFS133          |                                                                                                                                                                                                   | RAG Rating:                                                                                                                                                                        | Red                                                                 | 01 November 2025 |
| Site Address:                     | Land South of 720 Galleywood Road, Chelmsford                                                                                                                                                     |                                                                                                                                                                                    |                                                                     |                  |
| Parish:                           | Chelmsford                                                                                                                                                                                        | Total Score:                                                                                                                                                                       | 105                                                                 |                  |
| Developable Site Area (ha):       | 0.11                                                                                                                                                                                              | Reason for discounted areas:                                                                                                                                                       |                                                                     |                  |
| Potential Yield:                  | 3                                                                                                                                                                                                 | Typology:                                                                                                                                                                          | 19+38                                                               |                  |
| Proposed Use:                     | Mixed Use                                                                                                                                                                                         | Comments on the size of site:                                                                                                                                                      | Current size of site is not suitable for large scale industrial use |                  |
| Suitability Criteria:             |                                                                                                                                                                                                   |                                                                                                                                                                                    | Suitability Rating:                                                 | Red              |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                 | Site is outside of any existing/proposed employment allocation                                                                                                                     |                                                                     |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |                                                                     |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                 | Site is within 2km walking distance of an employment allocation                                                                                                                    |                                                                     |                  |
| Public Transport                  | 5                                                                                                                                                                                                 | Site is within 400m walking distance of one or more services                                                                                                                       |                                                                     |                  |
| PROW and Cycling Connectivity     | 0                                                                                                                                                                                                 | Site is not connected to either an existing PROW or cycle network                                                                                                                  |                                                                     |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                 | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |                                                                     |                  |
| Strategic Road Access             | 2                                                                                                                                                                                                 | Site has direct access to or is adjacent to a safeguarded trunk road or B-road                                                                                                     |                                                                     |                  |
| Designated Heritage Assets        | 5                                                                                                                                                                                                 | Site does not contain any designated heritage assets                                                                                                                               |                                                                     |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                 | Site does not contain any non-designated heritage assets                                                                                                                           |                                                                     |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                 | Site is not thought to contain any assets of archaeological interest                                                                                                               |                                                                     |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |                                                                     |                  |
| Defined Open Space                | 5                                                                                                                                                                                                 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |                                                                     |                  |
| Green Belt & Green Wedge          | 0                                                                                                                                                                                                 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                      |                                                                     |                  |
| Land Classification               | 0                                                                                                                                                                                                 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |                                                                     |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                 | Site partially or wholly comprises of one or more protected natural features                                                                                                       |                                                                     |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                 | Site is wholly within Flood Zone 1                                                                                                                                                 |                                                                     |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                 | Site is in excess of 500m from a designated AQMA                                                                                                                                   |                                                                     |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                                 | Ground treatment is not expected to be required                                                                                                                                    |                                                                     |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                                 | Site has no neighbouring constraints                                                                                                                                               |                                                                     |                  |
| Proximity to Key Services         | 3                                                                                                                                                                                                 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                       |                                                                     |                  |
| Community Facilities              | 5                                                                                                                                                                                                 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |                                                                     |                  |
| Comments on Suitability           | Adjacent to Urban Area. In range of bus stops. Vehicular access from Galleywood Road. Group of trees protected by TPO/1985/020 within 15m to the south of the site. It may contain veteran trees. |                                                                                                                                                                                    |                                                                     |                  |
| Availability Criteria:            |                                                                                                                                                                                                   |                                                                                                                                                                                    | Availability Rating:                                                | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                 | Held by developer/willing owner/public sector                                                                                                                                      |                                                                     |                  |
| Land Condition                    | 5                                                                                                                                                                                                 | Vacant land & buildings                                                                                                                                                            |                                                                     |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                 | Site does not face any known legal issues                                                                                                                                          |                                                                     |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                               |                                                                                                                                                                                    |                                                                     |                  |
| Comments on Availability          |                                                                                                                                                                                                   |                                                                                                                                                                                    |                                                                     |                  |
| Achievability Criteria:           |                                                                                                                                                                                                   |                                                                                                                                                                                    | Achievability Rating:                                               | Green            |
| Viability                         | 5                                                                                                                                                                                                 | Development is likely viable                                                                                                                                                       |                                                                     |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                 | Up to 5 years                                                                                                                                                                      |                                                                     |                  |
| Comments on Achievability         |                                                                                                                                                                                                   |                                                                                                                                                                                    |                                                                     |                  |

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| <b>SHELAA Reference: CFS134</b>   |                                                                               | <b>RAG Rating:</b>                                                                                                                                                                 | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                     | Land South West of Silverwood, South Hanningfield Road, Rettendon, Chelmsford |                                                                                                                                                                                    |              |                         |
| Parish:                           | Rettendon                                                                     | Total Score:                                                                                                                                                                       | 110          |                         |
| Developable Site Area (ha):       | 0.24                                                                          | Reason for discounted areas:                                                                                                                                                       |              |                         |
| Potential Yield:                  | 7                                                                             | Typology:                                                                                                                                                                          | 18           |                         |
| Proposed Use:                     | Residential                                                                   | Comments on the size of site:                                                                                                                                                      |              |                         |
| <b>Suitability Criteria:</b>      |                                                                               | <b>Suitability Rating:</b>                                                                                                                                                         | <b>Red</b>   |                         |
| Proximity to Employment Areas     | 5                                                                             | Site is outside of any existing/proposed employment allocation                                                                                                                     |              |                         |
| Impact on Retail Areas            | 5                                                                             | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |              |                         |
| Proximity to the Workplace        | 5                                                                             | Site is within 2km walking distance of an employment allocation                                                                                                                    |              |                         |
| Public Transport                  | 5                                                                             | Site is within 400m walking distance of one or more services                                                                                                                       |              |                         |
| PROW and Cycling Connectivity     | 5                                                                             | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |              |                         |
| Vehicle Access                    | 5                                                                             | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |              |                         |
| Strategic Road Access             | N/A                                                                           |                                                                                                                                                                                    |              |                         |
| Designated Heritage Assets        | 5                                                                             | Site does not contain any designated heritage assets                                                                                                                               |              |                         |
| Non-Designated Heritage Assets    | 5                                                                             | Site does not contain any non-designated heritage assets                                                                                                                           |              |                         |
| Archaeological Assets             | 5                                                                             | Site is not thought to contain any assets of archaeological interest                                                                                                               |              |                         |
| Minerals & Waste Constraints      | 5                                                                             | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |              |                         |
| Defined Open Space                | 5                                                                             | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |              |                         |
| Green Belt & Green Wedge          | 0                                                                             | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                      |              |                         |
| Land Classification               | 0                                                                             | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |              |                         |
| Protected Natural Features        | 5                                                                             | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features           |              |                         |
| Flood Risk Constraints            | 5                                                                             | Site is wholly within Flood Zone 1                                                                                                                                                 |              |                         |
| Air Quality Management Areas      | 5                                                                             | Site is in excess of 500m from a designated AQMA                                                                                                                                   |              |                         |
| Ground Condition Constraints      | 5                                                                             | Ground treatment is not expected to be required                                                                                                                                    |              |                         |
| Neighbouring Constraints          | 5                                                                             | Site has no neighbouring constraints                                                                                                                                               |              |                         |
| Proximity to Key Services         | 0                                                                             | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                            |              |                         |
| Community Facilities              | 5                                                                             | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |              |                         |
| Comments on Suitability           | Outside of DSB. In range of bus stops.                                        |                                                                                                                                                                                    |              |                         |
| <b>Availability Criteria:</b>     |                                                                               | <b>Availability Rating:</b>                                                                                                                                                        | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                             | Held by developer/willing owner/public sector                                                                                                                                      |              |                         |
| Land Condition                    | 5                                                                             | Vacant land & buildings                                                                                                                                                            |              |                         |
| Legal Constraints                 | 5                                                                             | Site does not face any known legal issues                                                                                                                                          |              |                         |
| Planning Permission or Allocation | N/A                                                                           |                                                                                                                                                                                    |              |                         |
| Comments on Availability          |                                                                               |                                                                                                                                                                                    |              |                         |
| <b>Achievability Criteria:</b>    |                                                                               | <b>Achievability Rating:</b>                                                                                                                                                       | <b>Green</b> |                         |
| Viability                         | 5                                                                             | Development is likely viable                                                                                                                                                       |              |                         |
| Timescale for Deliverability      | 5                                                                             | Up to 5 years                                                                                                                                                                      |              |                         |
| Comments on Achievability         |                                                                               |                                                                                                                                                                                    |              |                         |



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| SHELAA Reference: CFS135          |                                                                                            | RAG Rating:                                                                                                                                                                                                    | Amber                                                               | 01 November 2025 |
| Site Address:                     | Land north of The Old Coal Yard, Little Waltham, Chelmsford, Essex                         |                                                                                                                                                                                                                |                                                                     |                  |
| Parish:                           | Broomfield                                                                                 | Total Score:                                                                                                                                                                                                   | 89                                                                  |                  |
| Developable Site Area (ha):       | 0.38                                                                                       | Reason for discounted areas:                                                                                                                                                                                   |                                                                     |                  |
| Potential Yield:                  | 0                                                                                          | Typology:                                                                                                                                                                                                      | 33                                                                  |                  |
| Proposed Use:                     | Employment                                                                                 | Comments on the size of site:                                                                                                                                                                                  | Current size of site is not suitable for large scale industrial use |                  |
| Suitability Criteria:             |                                                                                            |                                                                                                                                                                                                                | Suitability Rating:                                                 | Amber            |
| Proximity to Employment Areas     | N/A                                                                                        |                                                                                                                                                                                                                |                                                                     |                  |
| Impact on Retail Areas            | N/A                                                                                        |                                                                                                                                                                                                                |                                                                     |                  |
| Proximity to the Workplace        | N/A                                                                                        |                                                                                                                                                                                                                |                                                                     |                  |
| Public Transport                  | 5                                                                                          | Site is within 400m walking distance of one or more services                                                                                                                                                   |                                                                     |                  |
| PROW and Cycling Connectivity     | 5                                                                                          | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                         |                                                                     |                  |
| Vehicle Access                    | 5                                                                                          | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |                                                                     |                  |
| Strategic Road Access             | 5                                                                                          | Site has direct access to or is adjacent to the strategic road network                                                                                                                                         |                                                                     |                  |
| Designated Heritage Assets        | 3                                                                                          | Site is adjacent to one or more designated heritage assets                                                                                                                                                     |                                                                     |                  |
| Non-Designated Heritage Assets    | 5                                                                                          | Site does not contain any non-designated heritage assets                                                                                                                                                       |                                                                     |                  |
| Archaeological Assets             | 5                                                                                          | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                                                                     |                  |
| Minerals & Waste Constraints      | 5                                                                                          | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |                                                                     |                  |
| Defined Open Space                | 5                                                                                          | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |                                                                     |                  |
| Green Belt & Green Wedge          | 0                                                                                          | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                                                                     |                  |
| Land Classification               | 0                                                                                          | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                   |                                                                     |                  |
| Protected Natural Features        | 3                                                                                          | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                                                                     |                  |
| Flood Risk Constraints            | 5                                                                                          | Site is wholly within Flood Zone 1                                                                                                                                                                             |                                                                     |                  |
| Air Quality Management Areas      | 5                                                                                          | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                                                                     |                  |
| Ground Condition Constraints      | 3                                                                                          | Ground treatment is expected to be required on part of the site                                                                                                                                                |                                                                     |                  |
| Neighbouring Constraints          | N/A                                                                                        |                                                                                                                                                                                                                |                                                                     |                  |
| Proximity to Key Services         | N/A                                                                                        |                                                                                                                                                                                                                |                                                                     |                  |
| Community Facilities              | 5                                                                                          | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                              |                                                                     |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Existing vehicular access from Little Waltham Road. |                                                                                                                                                                                                                |                                                                     |                  |
| Availability Criteria:            |                                                                                            |                                                                                                                                                                                                                | Availability Rating:                                                | Green            |
| Land Ownership                    | 5                                                                                          | Held by developer/willing owner/public sector                                                                                                                                                                  |                                                                     |                  |
| Land Condition                    | 5                                                                                          | Vacant land & buildings                                                                                                                                                                                        |                                                                     |                  |
| Legal Constraints                 | 5                                                                                          | Site does not face any known legal issues                                                                                                                                                                      |                                                                     |                  |
| Planning Permission or Allocation | N/A                                                                                        |                                                                                                                                                                                                                |                                                                     |                  |
| Comments on Availability          |                                                                                            |                                                                                                                                                                                                                |                                                                     |                  |
| Achievability Criteria:           |                                                                                            |                                                                                                                                                                                                                | Achievability Rating:                                               | Green            |
| Viability                         | 5                                                                                          | Development is likely viable                                                                                                                                                                                   |                                                                     |                  |
| Timescale for Deliverability      | 5                                                                                          | Up to 5 years                                                                                                                                                                                                  |                                                                     |                  |
| Comments on Achievability         |                                                                                            |                                                                                                                                                                                                                |                                                                     |                  |

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| <b>SHELAA Reference: CFS136</b>   |                                                                                                                                                                                            | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                     | Land south of Cob Cottage, Church Road, West Hanningfield, Chelmsford, Essex                                                                                                               |                                                                                                                                                                                      |              |                         |
| Parish:                           | West Hanningfield                                                                                                                                                                          | Total Score:                                                                                                                                                                         | 92           |                         |
| Developable Site Area (ha):       | 1.6                                                                                                                                                                                        | Reason for discounted areas:                                                                                                                                                         |              |                         |
| Potential Yield:                  | 36                                                                                                                                                                                         | Typology:                                                                                                                                                                            | 3            |                         |
| Proposed Use:                     | Residential                                                                                                                                                                                | Comments on the size of site:                                                                                                                                                        |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                                                                                                                            | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Red</b>   |                         |
| Proximity to Employment Areas     | 5                                                                                                                                                                                          | Site is outside of any existing/proposed employment allocation                                                                                                                       |              |                         |
| Impact on Retail Areas            | 5                                                                                                                                                                                          | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |              |                         |
| Proximity to the Workplace        | 0                                                                                                                                                                                          | Site is in excess of 2km walking distance of an employment allocation                                                                                                                |              |                         |
| Public Transport                  | 5                                                                                                                                                                                          | Site is within 400m walking distance of one or more services                                                                                                                         |              |                         |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                          | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |              |                         |
| Vehicle Access                    | 3                                                                                                                                                                                          | There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site                                          |              |                         |
| Strategic Road Access             | N/A                                                                                                                                                                                        |                                                                                                                                                                                      |              |                         |
| Designated Heritage Assets        | 3                                                                                                                                                                                          | Site is adjacent to one or more designated heritage assets                                                                                                                           |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                          | Site does not contain any non-designated heritage assets                                                                                                                             |              |                         |
| Archaeological Assets             | 5                                                                                                                                                                                          | Site is not thought to contain any assets of archaeological interest                                                                                                                 |              |                         |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                          | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |              |                         |
| Defined Open Space                | 5                                                                                                                                                                                          | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |              |                         |
| Green Belt & Green Wedge          | 0                                                                                                                                                                                          | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |              |                         |
| Land Classification               | 0                                                                                                                                                                                          | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |              |                         |
| Protected Natural Features        | 0                                                                                                                                                                                          | Site partially or wholly comprises of one or more protected natural features                                                                                                         |              |                         |
| Flood Risk Constraints            | 5                                                                                                                                                                                          | Site is wholly within Flood Zone 1                                                                                                                                                   |              |                         |
| Air Quality Management Areas      | 5                                                                                                                                                                                          | Site is in excess of 500m from a designated AQMA                                                                                                                                     |              |                         |
| Ground Condition Constraints      | 3                                                                                                                                                                                          | Ground treatment is expected to be required on part of the site                                                                                                                      |              |                         |
| Neighbouring Constraints          | 5                                                                                                                                                                                          | Site has no neighbouring constraints                                                                                                                                                 |              |                         |
| Proximity to Key Services         | 0                                                                                                                                                                                          | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |              |                         |
| Community Facilities              | 3                                                                                                                                                                                          | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |              |                         |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. No vehicular access at present. Tree protected by TPO/1975/029 within 15m of the north western boundary of the site. This might be a veteran tree. |                                                                                                                                                                                      |              |                         |
| <b>Availability Criteria:</b>     |                                                                                                                                                                                            | <b>Availability Rating:</b>                                                                                                                                                          | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                                                                                                                          | Held by developer/willing owner/public sector                                                                                                                                        |              |                         |
| Land Condition                    | 5                                                                                                                                                                                          | Vacant land & buildings                                                                                                                                                              |              |                         |
| Legal Constraints                 | 5                                                                                                                                                                                          | Site does not face any known legal issues                                                                                                                                            |              |                         |
| Planning Permission or Allocation | N/A                                                                                                                                                                                        |                                                                                                                                                                                      |              |                         |
| Comments on Availability          |                                                                                                                                                                                            |                                                                                                                                                                                      |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                                                                                                                            | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b> |                         |
| Viability                         | 5                                                                                                                                                                                          | Development is likely viable                                                                                                                                                         |              |                         |
| Timescale for Deliverability      | 5                                                                                                                                                                                          | Up to 5 years                                                                                                                                                                        |              |                         |
| Comments on Achievability         |                                                                                                                                                                                            |                                                                                                                                                                                      |              |                         |

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| SHELAA Reference: CFS137          |                                                                                                                                                               | RAG Rating:                                                                                                                                                                       | Red                                                         | 01 November 2025 |
| Site Address:                     | Land West of Farrow Road, Chelmsford, Essex                                                                                                                   |                                                                                                                                                                                   |                                                             |                  |
| Parish:                           | Chelmsford                                                                                                                                                    | Total Score:                                                                                                                                                                      | 88                                                          |                  |
| Developable Site Area (ha):       | 3.67                                                                                                                                                          | Reason for discounted areas:                                                                                                                                                      |                                                             |                  |
| Potential Yield:                  | 0                                                                                                                                                             | Typology:                                                                                                                                                                         | 36                                                          |                  |
| Proposed Use:                     | Employment                                                                                                                                                    | Comments on the size of site:                                                                                                                                                     | Size of site is potentially suitable for all employment use |                  |
| Suitability Criteria:             |                                                                                                                                                               |                                                                                                                                                                                   | Suitability Rating:                                         | Red              |
| Proximity to Employment Areas     | N/A                                                                                                                                                           |                                                                                                                                                                                   |                                                             |                  |
| Impact on Retail Areas            | N/A                                                                                                                                                           |                                                                                                                                                                                   |                                                             |                  |
| Proximity to the Workplace        | N/A                                                                                                                                                           |                                                                                                                                                                                   |                                                             |                  |
| Public Transport                  | 5                                                                                                                                                             | Site is within 400m walking distance of one or more services                                                                                                                      |                                                             |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                             | Site is within 100m walking distance to either a PROW or cycle network                                                                                                            |                                                             |                  |
| Vehicle Access                    | 5                                                                                                                                                             | A route exists enabling vehicle access into/adjacent to the site                                                                                                                  |                                                             |                  |
| Strategic Road Access             | 5                                                                                                                                                             | Site has direct access to or is adjacent to the strategic road network                                                                                                            |                                                             |                  |
| Designated Heritage Assets        | 5                                                                                                                                                             | Site does not contain any designated heritage assets                                                                                                                              |                                                             |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                             | Site does not contain any non-designated heritage assets                                                                                                                          |                                                             |                  |
| Archaeological Assets             | 5                                                                                                                                                             | Site is not thought to contain any assets of archaeological interest                                                                                                              |                                                             |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                             | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                          |                                                             |                  |
| Defined Open Space                | 5                                                                                                                                                             | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                  |                                                             |                  |
| Green Belt & Green Wedge          | 0                                                                                                                                                             | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                     |                                                             |                  |
| Land Classification               | 0                                                                                                                                                             | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                      |                                                             |                  |
| Protected Natural Features        | 5                                                                                                                                                             | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features          |                                                             |                  |
| Flood Risk Constraints            | 0                                                                                                                                                             | Over 50% of the site area is within Flood Zone 3                                                                                                                                  |                                                             |                  |
| Air Quality Management Areas      | 5                                                                                                                                                             | Site is in excess of 500m from a designated AQMA                                                                                                                                  |                                                             |                  |
| Ground Condition Constraints      | 3                                                                                                                                                             | Ground treatment is expected to be required on part of the site                                                                                                                   |                                                             |                  |
| Neighbouring Constraints          | N/A                                                                                                                                                           |                                                                                                                                                                                   |                                                             |                  |
| Proximity to Key Services         | N/A                                                                                                                                                           |                                                                                                                                                                                   |                                                             |                  |
| Community Facilities              | 5                                                                                                                                                             | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                                                             |                  |
| Comments on Suitability           | Adjacent to Urban Area. Adjacent to Widford Industrial Estate. In range of bus stops. Vehicular access from Rodney Way. Priority 4 contaminated land prchl13. |                                                                                                                                                                                   |                                                             |                  |
| Availability Criteria:            |                                                                                                                                                               |                                                                                                                                                                                   | Availability Rating:                                        | Green            |
| Land Ownership                    | 5                                                                                                                                                             | Held by developer/willing owner/public sector                                                                                                                                     |                                                             |                  |
| Land Condition                    | 5                                                                                                                                                             | Vacant land & buildings                                                                                                                                                           |                                                             |                  |
| Legal Constraints                 | 5                                                                                                                                                             | Site does not face any known legal issues                                                                                                                                         |                                                             |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                           |                                                                                                                                                                                   |                                                             |                  |
| Comments on Availability          |                                                                                                                                                               |                                                                                                                                                                                   |                                                             |                  |
| Achievability Criteria:           |                                                                                                                                                               |                                                                                                                                                                                   | Achievability Rating:                                       | Green            |
| Viability                         | 5                                                                                                                                                             | Development is likely viable                                                                                                                                                      |                                                             |                  |
| Timescale for Deliverability      | 5                                                                                                                                                             | Up to 5 years                                                                                                                                                                     |                                                             |                  |
| Comments on Achievability         |                                                                                                                                                               |                                                                                                                                                                                   |                                                             |                  |

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| <b>SHELAA Reference: CFS138</b>   |                                                                                                                                                                   | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Amber</b> | <b>01 November 2025</b> |
| Site Address:                     | Land East of Hallfield House, Back Lane, Little Waltham, Chelmsford                                                                                               |                                                                                                                                                                                      |              |                         |
| Parish:                           | Little Waltham                                                                                                                                                    | Total Score:                                                                                                                                                                         | 99           |                         |
| Developable Site Area (ha):       | 3.28                                                                                                                                                              | Reason for discounted areas:                                                                                                                                                         |              |                         |
| Potential Yield:                  | 64                                                                                                                                                                | Typology:                                                                                                                                                                            | 3            |                         |
| Proposed Use:                     | Residential                                                                                                                                                       | Comments on the size of site:                                                                                                                                                        |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                                                                                                   | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Amber</b> |                         |
| Proximity to Employment Areas     | 5                                                                                                                                                                 | Site is outside of any existing/proposed employment allocation                                                                                                                       |              |                         |
| Impact on Retail Areas            | 5                                                                                                                                                                 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |              |                         |
| Proximity to the Workplace        | 5                                                                                                                                                                 | Site is within 2km walking distance of an employment allocation                                                                                                                      |              |                         |
| Public Transport                  | 0                                                                                                                                                                 | Site is in excess of 400m walking distance from all services                                                                                                                         |              |                         |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                 | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |              |                         |
| Vehicle Access                    | 5                                                                                                                                                                 | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |              |                         |
| Strategic Road Access             | N/A                                                                                                                                                               |                                                                                                                                                                                      |              |                         |
| Designated Heritage Assets        | 3                                                                                                                                                                 | Site is adjacent to one or more designated heritage assets                                                                                                                           |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                 | Site does not contain any non-designated heritage assets                                                                                                                             |              |                         |
| Archaeological Assets             | 5                                                                                                                                                                 | Site is not thought to contain any assets of archaeological interest                                                                                                                 |              |                         |
| Minerals & Waste Constraints      | 5                                                                                                                                                                 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |              |                         |
| Defined Open Space                | 5                                                                                                                                                                 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |              |                         |
| Green Belt & Green Wedge          | 0                                                                                                                                                                 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |              |                         |
| Land Classification               | 0                                                                                                                                                                 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |              |                         |
| Protected Natural Features        | 0                                                                                                                                                                 | Site partially or wholly comprises of one or more protected natural features                                                                                                         |              |                         |
| Flood Risk Constraints            | 5                                                                                                                                                                 | Site is wholly within Flood Zone 1                                                                                                                                                   |              |                         |
| Air Quality Management Areas      | 5                                                                                                                                                                 | Site is in excess of 500m from a designated AQMA                                                                                                                                     |              |                         |
| Ground Condition Constraints      | 5                                                                                                                                                                 | Ground treatment is not expected to be required                                                                                                                                      |              |                         |
| Neighbouring Constraints          | 5                                                                                                                                                                 | Site has no neighbouring constraints                                                                                                                                                 |              |                         |
| Proximity to Key Services         | 3                                                                                                                                                                 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |              |                         |
| Community Facilities              | 3                                                                                                                                                                 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |              |                         |
| Comments on Suitability           | Outside of DSB. Adjacent to conservation area. Group of trees protected by TPO/2007/142 located within 15m to the west of the site. It may contain veteran trees. |                                                                                                                                                                                      |              |                         |
| <b>Availability Criteria:</b>     |                                                                                                                                                                   | <b>Availability Rating:</b>                                                                                                                                                          | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                                                                                                 | Held by developer/willing owner/public sector                                                                                                                                        |              |                         |
| Land Condition                    | 5                                                                                                                                                                 | Vacant land & buildings                                                                                                                                                              |              |                         |
| Legal Constraints                 | 5                                                                                                                                                                 | Site does not face any known legal issues                                                                                                                                            |              |                         |
| Planning Permission or Allocation | N/A                                                                                                                                                               |                                                                                                                                                                                      |              |                         |
| Comments on Availability          |                                                                                                                                                                   |                                                                                                                                                                                      |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                                                                                                   | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b> |                         |
| Viability                         | 5                                                                                                                                                                 | Development is likely viable                                                                                                                                                         |              |                         |
| Timescale for Deliverability      | 5                                                                                                                                                                 | Up to 5 years                                                                                                                                                                        |              |                         |
| Comments on Achievability         |                                                                                                                                                                   |                                                                                                                                                                                      |              |                         |

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| SHELAA Reference: CFS139          |                                                                                                                                                                                                                                                                                                                                                                                 | RAG Rating:                                                                                                                                                                                                                                                            | Yellow                                                      | 01 November 2025 |
| Site Address:                     | Boreham Airfield, Waltham Road, Boreham, Chelmsford                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Parish:                           | Boreham                                                                                                                                                                                                                                                                                                                                                                         | Total Score:                                                                                                                                                                                                                                                           | 93                                                          |                  |
| Developable Site Area (ha):       | 474.736                                                                                                                                                                                                                                                                                                                                                                         | Reason for discounted areas:                                                                                                                                                                                                                                           | Electricity line (0.664ha)                                  |                  |
| Potential Yield:                  | 6646                                                                                                                                                                                                                                                                                                                                                                            | Typology:                                                                                                                                                                                                                                                              | 23                                                          |                  |
| Proposed Use:                     | Mixed Use                                                                                                                                                                                                                                                                                                                                                                       | Comments on the size of site:                                                                                                                                                                                                                                          | Size of site is potentially suitable for all employment use |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                        | Suitability Rating:                                         | Yellow           |
| Proximity to Employment Areas     | 3                                                                                                                                                                                                                                                                                                                                                                               | Site is adjacent to an existing/proposed employment allocation                                                                                                                                                                                                         |                                                             |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                                                                                                                                                               | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                                                                                     |                                                             |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                                                                                                                                                               | Site is within 2km walking distance of an employment allocation                                                                                                                                                                                                        |                                                             |                  |
| Public Transport                  | 5                                                                                                                                                                                                                                                                                                                                                                               | Site is within 400m walking distance of one or more services                                                                                                                                                                                                           |                                                             |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                                                                                                                                                               | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                                                                                 |                                                             |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                                                                                                                                                               | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                                                                                       |                                                             |                  |
| Strategic Road Access             | 5                                                                                                                                                                                                                                                                                                                                                                               | Site has direct access to or is adjacent to the strategic road network                                                                                                                                                                                                 |                                                             |                  |
| Designated Heritage Assets        | 0                                                                                                                                                                                                                                                                                                                                                                               | Site contains one or more designated heritage assets                                                                                                                                                                                                                   |                                                             |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                                                                                                                                                                               | Site does not contain any non-designated heritage assets                                                                                                                                                                                                               |                                                             |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                                                                                                                                                                               | Site is not thought to contain any assets of archaeological interest                                                                                                                                                                                                   |                                                             |                  |
| Minerals & Waste Constraints      | 0                                                                                                                                                                                                                                                                                                                                                                               | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development |                                                             |                  |
| Defined Open Space                | 3                                                                                                                                                                                                                                                                                                                                                                               | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                                                                                     |                                                             |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                                                                                                                                                                                               | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                                                                                    |                                                             |                  |
| Land Classification               | 0                                                                                                                                                                                                                                                                                                                                                                               | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                                                                           |                                                             |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                                                                                                                                                               | Site partially or wholly comprises of one or more protected natural features                                                                                                                                                                                           |                                                             |                  |
| Flood Risk Constraints            | 2                                                                                                                                                                                                                                                                                                                                                                               | Up to 25% of the site area is within Flood Zone 3                                                                                                                                                                                                                      |                                                             |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                                                                                                                                               | Site is in excess of 500m from a designated AQMA                                                                                                                                                                                                                       |                                                             |                  |
| Ground Condition Constraints      | 3                                                                                                                                                                                                                                                                                                                                                                               | Ground treatment is expected to be required on part of the site                                                                                                                                                                                                        |                                                             |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                                                                                                                                                                                                               | Site has no neighbouring constraints                                                                                                                                                                                                                                   |                                                             |                  |
| Proximity to Key Services         | 3                                                                                                                                                                                                                                                                                                                                                                               | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                                                                                                           |                                                             |                  |
| Community Facilities              | 3                                                                                                                                                                                                                                                                                                                                                                               | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                                                                   |                                                             |                  |
| Comments on Suitability           | Within Urban Area. In range of bus stops. Access strategy submitted. Several grade 2 listed buildings in/adjacent to site. Natural Green Space (Limited Access), Proposed County Park. Handful of trees on boundary protected under TPO/2003/009, TPO/2017/013, The Grove (LoWS). Numerous small Priority 4 contaminated areas of land across the site: SOPC000295, SOPC000545. |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                        | Availability Rating:                                        | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                                                                                                                                                                                               | Held by developer/willing owner/public sector                                                                                                                                                                                                                          |                                                             |                  |
| Land Condition                    | 2                                                                                                                                                                                                                                                                                                                                                                               | Established multiple uses                                                                                                                                                                                                                                              |                                                             |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                                                                                                                                                                               | Site does not face any known legal issues                                                                                                                                                                                                                              |                                                             |                  |
| Planning Permission or Allocation | Site is already allocated in the Local Plan forming part of SGS6. See 22/00001/MAS                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Comments on Availability          | A safeguarded corridor runs north/south through the site which is allocated for the future North East Chelmsford Bypass. Part of site requires mineral extraction prior to development taking place.                                                                                                                                                                            |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                        | Achievability Rating:                                       | Yellow           |
| Viability                         | 5                                                                                                                                                                                                                                                                                                                                                                               | Development is likely viable                                                                                                                                                                                                                                           |                                                             |                  |
| Timescale for Deliverability      | 4                                                                                                                                                                                                                                                                                                                                                                               | Over 5 years                                                                                                                                                                                                                                                           |                                                             |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                        |                                                             |                  |

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| SHELAA Reference: CFS140          |                                                                                                                                                                                                                                                 | RAG Rating:                                                                                                                                                                          | Red                   | 01 November 2025 |
| Site Address:                     | Land South East of Merefields, Main Road, Little Waltham, Chelmsford, Essex                                                                                                                                                                     |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Little Waltham                                                                                                                                                                                                                                  | Total Score:                                                                                                                                                                         | 101                   |                  |
| Developable Site Area (ha):       | 13.74                                                                                                                                                                                                                                           | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 236                                                                                                                                                                                                                                             | Typology:                                                                                                                                                                            | 1                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                                                     | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                                 |                                                                                                                                                                                      | Suitability Rating:   | Red              |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                               | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                               | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                               | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 5                                                                                                                                                                                                                                               | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                               | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                               | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                             |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                                                                                                                                               | Site does not contain any designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                                               | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                                               | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                                                               | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 3                                                                                                                                                                                                                                               | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |                       |                  |
| Green Belt & Green Wedge          | 0                                                                                                                                                                                                                                               | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |                       |                  |
| Land Classification               | 0                                                                                                                                                                                                                                               | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                               | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                       |                  |
| Flood Risk Constraints            | 2                                                                                                                                                                                                                                               | Up to 25% of the site area is within Flood Zone 3                                                                                                                                    |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                               | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                                                                               | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                                                                               | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 3                                                                                                                                                                                                                                               | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |                       |                  |
| Community Facilities              | 3                                                                                                                                                                                                                                               | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Existing Footpaths access via roads and existing gates. Natural Green Space (Limited Access). Area adjacent protected under TPO/2005/018, may contain veteran trees, and adjacent Chelmer Mosaic (LoWS). |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                                 |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                                                               | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 5                                                                                                                                                                                                                                               | Vacant land & buildings                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                                               | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                             |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          |                                                                                                                                                                                                                                                 |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                                 |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                                                                                               | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                               | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                                 |                                                                                                                                                                                      |                       |                  |

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| SHELAA Reference: CFS141          |                                                                                                                                             | RAG Rating:                                                                                                                                                                                                    | Amber                 | 01 November 2025 |
| Site Address:                     | Land North West of the Crescent, Little Leighs, Chelmsford, Essex                                                                           |                                                                                                                                                                                                                |                       |                  |
| Parish:                           | Great Leighs                                                                                                                                | Total Score:                                                                                                                                                                                                   | 104                   |                  |
| Developable Site Area (ha):       | 2.98                                                                                                                                        | Reason for discounted areas:                                                                                                                                                                                   |                       |                  |
| Potential Yield:                  | 58                                                                                                                                          | Typology:                                                                                                                                                                                                      | 3                     |                  |
| Proposed Use:                     | Residential                                                                                                                                 | Comments on the size of site:                                                                                                                                                                                  |                       |                  |
| Suitability Criteria:             |                                                                                                                                             |                                                                                                                                                                                                                | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                           | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                           | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                           | Site is within 2km walking distance of an employment allocation                                                                                                                                                |                       |                  |
| Public Transport                  | 5                                                                                                                                           | Site is within 400m walking distance of one or more services                                                                                                                                                   |                       |                  |
| PROW and Cycling Connectivity     | 0                                                                                                                                           | Site is not connected to either an existing PROW or cycle network                                                                                                                                              |                       |                  |
| Vehicle Access                    | 5                                                                                                                                           | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                         |                                                                                                                                                                                                                |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                                           | Site does not contain any designated heritage assets                                                                                                                                                           |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                           | Site does not contain any non-designated heritage assets                                                                                                                                                       |                       |                  |
| Archaeological Assets             | 5                                                                                                                                           | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                           | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |                       |                  |
| Defined Open Space                | 5                                                                                                                                           | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                           | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                            |                       |                  |
| Land Classification               | 0                                                                                                                                           | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                   |                       |                  |
| Protected Natural Features        | 3                                                                                                                                           | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                           | Site is wholly within Flood Zone 1                                                                                                                                                                             |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                           | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                       |                  |
| Ground Condition Constraints      | 3                                                                                                                                           | Ground treatment is expected to be required on part of the site                                                                                                                                                |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                           | Site has no neighbouring constraints                                                                                                                                                                           |                       |                  |
| Proximity to Key Services         | 0                                                                                                                                           | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                                                        |                       |                  |
| Community Facilities              | 3                                                                                                                                           | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                           |                       |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Adjacent Orchid Meadow (LoWS). Adjoins Priority 1 contaminated site: SOPC000233 - former gravel pit. |                                                                                                                                                                                                                |                       |                  |
| Availability Criteria:            |                                                                                                                                             |                                                                                                                                                                                                                | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                           | Held by developer/willing owner/public sector                                                                                                                                                                  |                       |                  |
| Land Condition                    | 5                                                                                                                                           | Vacant land & buildings                                                                                                                                                                                        |                       |                  |
| Legal Constraints                 | 5                                                                                                                                           | Site does not face any known legal issues                                                                                                                                                                      |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                         |                                                                                                                                                                                                                |                       |                  |
| Comments on Availability          |                                                                                                                                             |                                                                                                                                                                                                                |                       |                  |
| Achievability Criteria:           |                                                                                                                                             |                                                                                                                                                                                                                | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                           | Development is likely viable                                                                                                                                                                                   |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                           | Up to 5 years                                                                                                                                                                                                  |                       |                  |
| Comments on Achievability         |                                                                                                                                             |                                                                                                                                                                                                                |                       |                  |



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| SHELAA Reference: CFS142          |                                                                                                                                                                                                                   | RAG Rating:                                                                                                                                                                          | Red                   | 01 November 2025 |
| Site Address:                     | Land North of Lammas Cottage, High Street, Stock                                                                                                                                                                  |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Stock                                                                                                                                                                                                             | Total Score:                                                                                                                                                                         | 96                    |                  |
| Developable Site Area (ha):       | 1.2                                                                                                                                                                                                               | Reason for discounted areas:                                                                                                                                                         | Oil pipe (0.02ha)     |                  |
| Potential Yield:                  | 23                                                                                                                                                                                                                | Typology:                                                                                                                                                                            | 4                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                       | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                   |                                                                                                                                                                                      | Suitability Rating:   | Red              |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                 | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 0                                                                                                                                                                                                                 | Site is in excess of 2km walking distance of an employment allocation                                                                                                                |                       |                  |
| Public Transport                  | 5                                                                                                                                                                                                                 | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                 | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                 | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                               |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 0                                                                                                                                                                                                                 | Site contains one or more designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                 | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                 | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                                 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                                                                 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 0                                                                                                                                                                                                                 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |                       |                  |
| Land Classification               | 0                                                                                                                                                                                                                 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                 | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                                 | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                 | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                                                 | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                                                 | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 3                                                                                                                                                                                                                 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |                       |                  |
| Community Facilities              | 3                                                                                                                                                                                                                 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Vehicular access is available off Fosters Close and Stock Road. Adjacent to Grade 2 listed building. Partially within a conservation area. TPO/2001/068 and TPO/1990/006. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                                                   |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                                 | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 5                                                                                                                                                                                                                 | Vacant land & buildings                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                 | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                               |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          | Pipeline runs through the site which requires a 6 metre easement to be undeveloped.                                                                                                                               |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                   |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                                                                 | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                 | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                                                   |                                                                                                                                                                                      |                       |                  |



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| <b>SHELAA Reference: CFS143</b>   |                                                                                                                                                                                                                           | <b>RAG Rating:</b>                                                                                                                                                                                                                                                     | <b>Amber</b> | <b>01 November 2025</b> |
| Site Address:                     | Land at Seven Ash Green                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                        |              |                         |
| Parish:                           | Chelmsford                                                                                                                                                                                                                | Total Score:                                                                                                                                                                                                                                                           | 93           |                         |
| Developable Site Area (ha):       | 6.79                                                                                                                                                                                                                      | Reason for discounted areas:                                                                                                                                                                                                                                           |              |                         |
| Potential Yield:                  | 116                                                                                                                                                                                                                       | Typology:                                                                                                                                                                                                                                                              | 2            |                         |
| Proposed Use:                     | Residential                                                                                                                                                                                                               | Comments on the size of site:                                                                                                                                                                                                                                          |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                                                                                                                                                           | <b>Suitability Rating:</b>                                                                                                                                                                                                                                             | <b>Amber</b> |                         |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                         | Site is outside of any existing/proposed employment allocation                                                                                                                                                                                                         |              |                         |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                         | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                                                                                     |              |                         |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                         | Site is within 2km walking distance of an employment allocation                                                                                                                                                                                                        |              |                         |
| Public Transport                  | 5                                                                                                                                                                                                                         | Site is within 400m walking distance of one or more services                                                                                                                                                                                                           |              |                         |
| PROW and Cycling Connectivity     | 0                                                                                                                                                                                                                         | Site is not connected to either an existing PROW or cycle network                                                                                                                                                                                                      |              |                         |
| Vehicle Access                    | 5                                                                                                                                                                                                                         | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                                                                                       |              |                         |
| Strategic Road Access             | N/A                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                        |              |                         |
| Designated Heritage Assets        | 5                                                                                                                                                                                                                         | Site does not contain any designated heritage assets                                                                                                                                                                                                                   |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                         | Site does not contain any non-designated heritage assets                                                                                                                                                                                                               |              |                         |
| Archaeological Assets             | 5                                                                                                                                                                                                                         | Site is not thought to contain any assets of archaeological interest                                                                                                                                                                                                   |              |                         |
| Minerals & Waste Constraints      | 0                                                                                                                                                                                                                         | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development |              |                         |
| Defined Open Space                | 0                                                                                                                                                                                                                         | The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                                                             |              |                         |
| Green Belt & Green Wedge          | 0                                                                                                                                                                                                                         | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                                                                                                          |              |                         |
| Land Classification               | 3                                                                                                                                                                                                                         | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use                                                                                                                     |              |                         |
| Protected Natural Features        | 0                                                                                                                                                                                                                         | Site partially or wholly comprises of one or more protected natural features                                                                                                                                                                                           |              |                         |
| Flood Risk Constraints            | 4                                                                                                                                                                                                                         | Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1                                                                                                                                                                                    |              |                         |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                         | Site is in excess of 500m from a designated AQMA                                                                                                                                                                                                                       |              |                         |
| Ground Condition Constraints      | 3                                                                                                                                                                                                                         | Ground treatment is expected to be required on part of the site                                                                                                                                                                                                        |              |                         |
| Neighbouring Constraints          | 5                                                                                                                                                                                                                         | Site has no neighbouring constraints                                                                                                                                                                                                                                   |              |                         |
| Proximity to Key Services         | 5                                                                                                                                                                                                                         | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                                                                                                          |              |                         |
| Community Facilities              | 3                                                                                                                                                                                                                         | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                                                                   |              |                         |
| Comments on Suitability           | Adjacent to Urban Area. In range of bus stops. Accessible Natural Green Space. TPO/2012/003 and Chelmer Valley Riverside (LoWS) both on boundary of the site. Priority 2 contaminated land SOPC000221 on portion of site. |                                                                                                                                                                                                                                                                        |              |                         |
| <b>Availability Criteria:</b>     |                                                                                                                                                                                                                           | <b>Availability Rating:</b>                                                                                                                                                                                                                                            | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                                                                                                                                                         | Held by developer/willing owner/public sector                                                                                                                                                                                                                          |              |                         |
| Land Condition                    | 5                                                                                                                                                                                                                         | Vacant land & buildings                                                                                                                                                                                                                                                |              |                         |
| Legal Constraints                 | 5                                                                                                                                                                                                                         | Site does not face any known legal issues                                                                                                                                                                                                                              |              |                         |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                        |              |                         |
| Comments on Availability          |                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                        |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                                                                                                                                                           | <b>Achievability Rating:</b>                                                                                                                                                                                                                                           | <b>Green</b> |                         |
| Viability                         | 5                                                                                                                                                                                                                         | Development is likely viable                                                                                                                                                                                                                                           |              |                         |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                         | Up to 5 years                                                                                                                                                                                                                                                          |              |                         |
| Comments on Achievability         |                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                        |              |                         |

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| SHELAA Reference: CFS144          |                                                                                                                      | RAG Rating:                                                                                                                                                                                                    | Amber                 | 01 November 2025 |
| Site Address:                     | Land East of St Marys Church, Church Road, Little Baddow, Chelmsford, Essex                                          |                                                                                                                                                                                                                |                       |                  |
| Parish:                           | Little Baddow                                                                                                        | Total Score:                                                                                                                                                                                                   | 104                   |                  |
| Developable Site Area (ha):       | 0.38                                                                                                                 | Reason for discounted areas:                                                                                                                                                                                   |                       |                  |
| Potential Yield:                  | 11                                                                                                                   | Typology:                                                                                                                                                                                                      | 17                    |                  |
| Proposed Use:                     | Residential                                                                                                          | Comments on the size of site:                                                                                                                                                                                  |                       |                  |
| Suitability Criteria:             |                                                                                                                      |                                                                                                                                                                                                                | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                    | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                    | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                    | Site is within 2km walking distance of an employment allocation                                                                                                                                                |                       |                  |
| Public Transport                  | 0                                                                                                                    | Site is in excess of 400m walking distance from all services                                                                                                                                                   |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                    | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                         |                       |                  |
| Vehicle Access                    | 5                                                                                                                    | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |                       |                  |
| Strategic Road Access             | N/A                                                                                                                  |                                                                                                                                                                                                                |                       |                  |
| Designated Heritage Assets        | 3                                                                                                                    | Site is adjacent to one or more designated heritage assets                                                                                                                                                     |                       |                  |
| Non-Designated Heritage Assets    | 3                                                                                                                    | Site is adjacent to one or more non-designated heritage assets                                                                                                                                                 |                       |                  |
| Archaeological Assets             | 5                                                                                                                    | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                    | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |                       |                  |
| Defined Open Space                | 5                                                                                                                    | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                    | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                            |                       |                  |
| Land Classification               | 0                                                                                                                    | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                   |                       |                  |
| Protected Natural Features        | 3                                                                                                                    | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                    | Site is wholly within Flood Zone 1                                                                                                                                                                             |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                    | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                    | Ground treatment is not expected to be required                                                                                                                                                                |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                    | Site has no neighbouring constraints                                                                                                                                                                           |                       |                  |
| Proximity to Key Services         | 0                                                                                                                    | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                                                        |                       |                  |
| Community Facilities              | 5                                                                                                                    | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                              |                       |                  |
| Comments on Suitability           | Outside of DSB. Existing access from Church Lane. Adjacent to Grade I Listed Building. Adjacent to a Protected Lane. |                                                                                                                                                                                                                |                       |                  |
| Availability Criteria:            |                                                                                                                      |                                                                                                                                                                                                                | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                    | Held by developer/willing owner/public sector                                                                                                                                                                  |                       |                  |
| Land Condition                    | 5                                                                                                                    | Vacant land & buildings                                                                                                                                                                                        |                       |                  |
| Legal Constraints                 | 5                                                                                                                    | Site does not face any known legal issues                                                                                                                                                                      |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                  |                                                                                                                                                                                                                |                       |                  |
| Comments on Availability          |                                                                                                                      |                                                                                                                                                                                                                |                       |                  |
| Achievability Criteria:           |                                                                                                                      |                                                                                                                                                                                                                | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                    | Development is likely viable                                                                                                                                                                                   |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                    | Up to 5 years                                                                                                                                                                                                  |                       |                  |
| Comments on Achievability         |                                                                                                                      |                                                                                                                                                                                                                |                       |                  |

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| SHELAA Reference: CFS145          |                                                                                                                                           | RAG Rating:                                                                                                                                                                                                    | Green                 | 01 November 2025 |
| Site Address:                     | Land East of Plantation Road and West of Church Road, Boreham, Chelmsford, Essex                                                          |                                                                                                                                                                                                                |                       |                  |
| Parish:                           | Boreham                                                                                                                                   | Total Score:                                                                                                                                                                                                   | 113                   |                  |
| Developable Site Area (ha):       | 18.06                                                                                                                                     | Reason for discounted areas:                                                                                                                                                                                   |                       |                  |
| Potential Yield:                  | 310                                                                                                                                       | Typology:                                                                                                                                                                                                      | 1                     |                  |
| Proposed Use:                     | Residential                                                                                                                               | Comments on the size of site:                                                                                                                                                                                  |                       |                  |
| Suitability Criteria:             |                                                                                                                                           |                                                                                                                                                                                                                | Suitability Rating:   | Green            |
| Proximity to Employment Areas     | 5                                                                                                                                         | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                         | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                         | Site is within 2km walking distance of an employment allocation                                                                                                                                                |                       |                  |
| Public Transport                  | 5                                                                                                                                         | Site is within 400m walking distance of one or more services                                                                                                                                                   |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                         | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                         |                       |                  |
| Vehicle Access                    | 5                                                                                                                                         | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                       |                                                                                                                                                                                                                |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                                         | Site does not contain any designated heritage assets                                                                                                                                                           |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                         | Site does not contain any non-designated heritage assets                                                                                                                                                       |                       |                  |
| Archaeological Assets             | 5                                                                                                                                         | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                       |                  |
| Minerals & Waste Constraints      | 2                                                                                                                                         | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment                                     |                       |                  |
| Defined Open Space                | 5                                                                                                                                         | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                         | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                            |                       |                  |
| Land Classification               | 0                                                                                                                                         | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                   |                       |                  |
| Protected Natural Features        | 3                                                                                                                                         | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                         | Site is wholly within Flood Zone 1                                                                                                                                                                             |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                         | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                         | Ground treatment is not expected to be required                                                                                                                                                                |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                         | Site has no neighbouring constraints                                                                                                                                                                           |                       |                  |
| Proximity to Key Services         | 5                                                                                                                                         | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                                                  |                       |                  |
| Community Facilities              | 3                                                                                                                                         | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                           |                       |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Access via Orchard Way. Trees protected by TPO/1998/018 within 15m of the south west of the site. |                                                                                                                                                                                                                |                       |                  |
| Availability Criteria:            |                                                                                                                                           |                                                                                                                                                                                                                | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                         | Held by developer/willing owner/public sector                                                                                                                                                                  |                       |                  |
| Land Condition                    | 5                                                                                                                                         | Vacant land & buildings                                                                                                                                                                                        |                       |                  |
| Legal Constraints                 | 5                                                                                                                                         | Site does not face any known legal issues                                                                                                                                                                      |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                       |                                                                                                                                                                                                                |                       |                  |
| Comments on Availability          |                                                                                                                                           |                                                                                                                                                                                                                |                       |                  |
| Achievability Criteria:           |                                                                                                                                           |                                                                                                                                                                                                                | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                         | Development is likely viable                                                                                                                                                                                   |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                         | Up to 5 years                                                                                                                                                                                                  |                       |                  |
| Comments on Achievability         |                                                                                                                                           |                                                                                                                                                                                                                |                       |                  |

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| SHELAA Reference: CFS146          |                                                                                       | RAG Rating:                                                                                                                                                                          | Amber                 | 01 November 2025 |
| Site Address:                     | Land East of Bowen House, Wheelers Hill, Little Watham, Chelmsford, Essex             |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Little Waltham                                                                        | Total Score:                                                                                                                                                                         | 102                   |                  |
| Developable Site Area (ha):       | 1.03                                                                                  | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 20                                                                                    | Typology:                                                                                                                                                                            | 4                     |                  |
| Proposed Use:                     | Residential                                                                           | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                       |                                                                                                                                                                                      | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                     | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                     | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                                     | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 0                                                                                     | Site is in excess of 400m walking distance from all services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                     | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                                     | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                   |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 5                                                                                     | Site does not contain any designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                     | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                                     | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                     | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 3                                                                                     | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |                       |                  |
| Green Belt & Green Wedge          | 0                                                                                     | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |                       |                  |
| Land Classification               | 0                                                                                     | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 5                                                                                     | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |                       |                  |
| Flood Risk Constraints            | 5                                                                                     | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                     | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 3                                                                                     | Ground treatment is expected to be required on part of the site                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                                     | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 3                                                                                     | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |                       |                  |
| Community Facilities              | 3                                                                                     | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Outside of DSB. Existing field access from Plantation Road. Outdoor Sports (Private). |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                       |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                     | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 5                                                                                     | Vacant land & buildings                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                     | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                   |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          |                                                                                       |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                       |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                     | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                     | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                       |                                                                                                                                                                                      |                       |                  |

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| <b>SHELAA Reference: CFS147</b>   |                                                                                                   | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                     | Land at and West of 71 School Road, Downham, Billiricay, Essex                                    |                                                                                                                                                                                      |              |                         |
| Parish:                           | South Hanningfield                                                                                | Total Score:                                                                                                                                                                         | 101          |                         |
| Developable Site Area (ha):       | 7.19                                                                                              | Reason for discounted areas:                                                                                                                                                         |              |                         |
| Potential Yield:                  | 123                                                                                               | Typology:                                                                                                                                                                            | 2            |                         |
| Proposed Use:                     | Residential                                                                                       | Comments on the size of site:                                                                                                                                                        |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                                   | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Red</b>   |                         |
| Proximity to Employment Areas     | 5                                                                                                 | Site is outside of any existing/proposed employment allocation                                                                                                                       |              |                         |
| Impact on Retail Areas            | 5                                                                                                 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |              |                         |
| Proximity to the Workplace        | 5                                                                                                 | Site is within 2km walking distance of an employment allocation                                                                                                                      |              |                         |
| Public Transport                  | 5                                                                                                 | Site is within 400m walking distance of one or more services                                                                                                                         |              |                         |
| PROW and Cycling Connectivity     | 5                                                                                                 | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |              |                         |
| Vehicle Access                    | 5                                                                                                 | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |              |                         |
| Strategic Road Access             | N/A                                                                                               |                                                                                                                                                                                      |              |                         |
| Designated Heritage Assets        | 3                                                                                                 | Site is adjacent to one or more designated heritage assets                                                                                                                           |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                                 | Site does not contain any non-designated heritage assets                                                                                                                             |              |                         |
| Archaeological Assets             | 5                                                                                                 | Site is not thought to contain any assets of archaeological interest                                                                                                                 |              |                         |
| Minerals & Waste Constraints      | 5                                                                                                 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |              |                         |
| Defined Open Space                | 5                                                                                                 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |              |                         |
| Green Belt & Green Wedge          | 0                                                                                                 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |              |                         |
| Land Classification               | 0                                                                                                 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |              |                         |
| Protected Natural Features        | 0                                                                                                 | Site partially or wholly comprises of one or more protected natural features                                                                                                         |              |                         |
| Flood Risk Constraints            | 5                                                                                                 | Site is wholly within Flood Zone 1                                                                                                                                                   |              |                         |
| Air Quality Management Areas      | 5                                                                                                 | Site is in excess of 500m from a designated AQMA                                                                                                                                     |              |                         |
| Ground Condition Constraints      | 5                                                                                                 | Ground treatment is not expected to be required                                                                                                                                      |              |                         |
| Neighbouring Constraints          | 5                                                                                                 | Site has no neighbouring constraints                                                                                                                                                 |              |                         |
| Proximity to Key Services         | 0                                                                                                 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |              |                         |
| Community Facilities              | 3                                                                                                 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |              |                         |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Handful of trees protected under TPO/2005/030 on boundary. |                                                                                                                                                                                      |              |                         |
| <b>Availability Criteria:</b>     |                                                                                                   | <b>Availability Rating:</b>                                                                                                                                                          | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                                 | Held by developer/willing owner/public sector                                                                                                                                        |              |                         |
| Land Condition                    | 5                                                                                                 | Vacant land & buildings                                                                                                                                                              |              |                         |
| Legal Constraints                 | 5                                                                                                 | Site does not face any known legal issues                                                                                                                                            |              |                         |
| Planning Permission or Allocation | N/A                                                                                               |                                                                                                                                                                                      |              |                         |
| Comments on Availability          | Small section of the site is on a long term lease as a car park.                                  |                                                                                                                                                                                      |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                                   | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b> |                         |
| Viability                         | 5                                                                                                 | Development is likely viable                                                                                                                                                         |              |                         |
| Timescale for Deliverability      | 5                                                                                                 | Up to 5 years                                                                                                                                                                        |              |                         |
| Comments on Achievability         |                                                                                                   |                                                                                                                                                                                      |              |                         |

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| SHELAA Reference: CFS148          |                                                                                                                                                                                  | RAG Rating:                                                                                                                                                                        | Amber                                                       | 01 November 2025 |
| Site Address:                     | Land North of Cuton Hall Lane, Chelmer Village, Springfield, Chelmsford, Essex                                                                                                   |                                                                                                                                                                                    |                                                             |                  |
| Parish:                           | Springfield                                                                                                                                                                      | Total Score:                                                                                                                                                                       | 97                                                          |                  |
| Developable Site Area (ha):       | 1.77                                                                                                                                                                             | Reason for discounted areas:                                                                                                                                                       |                                                             |                  |
| Potential Yield:                  | 40                                                                                                                                                                               | Typology:                                                                                                                                                                          | 3+33+34+36                                                  |                  |
| Proposed Use:                     | Mixed Use                                                                                                                                                                        | Comments on the size of site:                                                                                                                                                      | Size of site is potentially suitable for all employment use |                  |
| Suitability Criteria:             |                                                                                                                                                                                  |                                                                                                                                                                                    | Suitability Rating:                                         | Amber            |
| Proximity to Employment Areas     | 3                                                                                                                                                                                | Site is adjacent to an existing/proposed employment allocation                                                                                                                     |                                                             |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |                                                             |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                | Site is within 2km walking distance of an employment allocation                                                                                                                    |                                                             |                  |
| Public Transport                  | 5                                                                                                                                                                                | Site is within 400m walking distance of one or more services                                                                                                                       |                                                             |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |                                                             |                  |
| Vehicle Access                    | 5                                                                                                                                                                                | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |                                                             |                  |
| Strategic Road Access             | 0                                                                                                                                                                                | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road                                             |                                                             |                  |
| Designated Heritage Assets        | 3                                                                                                                                                                                | Site is adjacent to one or more designated heritage assets                                                                                                                         |                                                             |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                | Site does not contain any non-designated heritage assets                                                                                                                           |                                                             |                  |
| Archaeological Assets             | 5                                                                                                                                                                                | Site is not thought to contain any assets of archaeological interest                                                                                                               |                                                             |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |                                                             |                  |
| Defined Open Space                | 3                                                                                                                                                                                | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                 |                                                             |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                |                                                             |                  |
| Land Classification               | 0                                                                                                                                                                                | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |                                                             |                  |
| Protected Natural Features        | 0                                                                                                                                                                                | Site partially or wholly comprises of one or more protected natural features                                                                                                       |                                                             |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                | Site is wholly within Flood Zone 1                                                                                                                                                 |                                                             |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                | Site is in excess of 500m from a designated AQMA                                                                                                                                   |                                                             |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                | Ground treatment is not expected to be required                                                                                                                                    |                                                             |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                | Site has no neighbouring constraints                                                                                                                                               |                                                             |                  |
| Proximity to Key Services         | 3                                                                                                                                                                                | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                       |                                                             |                  |
| Community Facilities              | 0                                                                                                                                                                                | Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                   |                                                             |                  |
| Comments on Suitability           | Within Urban Area. In range of bus stops. Accessible Natural Green Space. 2 protected trees under TPO/2004/010 on site and also a tree belt adjacent the site to the south east. |                                                                                                                                                                                    |                                                             |                  |
| Availability Criteria:            |                                                                                                                                                                                  |                                                                                                                                                                                    | Availability Rating:                                        | Yellow           |
| Land Ownership                    | 3                                                                                                                                                                                | Promoter has an option to purchase site or collaborate with existing owner                                                                                                         |                                                             |                  |
| Land Condition                    | 4                                                                                                                                                                                | Established single use                                                                                                                                                             |                                                             |                  |
| Legal Constraints                 | 3                                                                                                                                                                                | Site may possibly face legal issues                                                                                                                                                |                                                             |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                              |                                                                                                                                                                                    |                                                             |                  |
| Comments on Availability          | Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site in use for other purposes. Site not within promoters ownership.       |                                                                                                                                                                                    |                                                             |                  |
| Achievability Criteria:           |                                                                                                                                                                                  |                                                                                                                                                                                    | Achievability Rating:                                       | Green            |
| Viability                         | 5                                                                                                                                                                                | Development is likely viable                                                                                                                                                       |                                                             |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                | Up to 5 years                                                                                                                                                                      |                                                             |                  |
| Comments on Achievability         |                                                                                                                                                                                  |                                                                                                                                                                                    |                                                             |                  |

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| SHELAA Reference: CFS149          |                                                                                                                                            | RAG Rating:                                                                                                                                                                                                    | Red                                                                 | 01 November 2025 |
| Site Address:                     | Land North East of Mole Cottage, London Road, Chelmsford, Essex                                                                            |                                                                                                                                                                                                                |                                                                     |                  |
| Parish:                           | Margaretting                                                                                                                               | Total Score:                                                                                                                                                                                                   | 91                                                                  |                  |
| Developable Site Area (ha):       | 0.4                                                                                                                                        | Reason for discounted areas:                                                                                                                                                                                   |                                                                     |                  |
| Potential Yield:                  | 0                                                                                                                                          | Typology:                                                                                                                                                                                                      | 33                                                                  |                  |
| Proposed Use:                     | Employment                                                                                                                                 | Comments on the size of site:                                                                                                                                                                                  | Current size of site is not suitable for large scale industrial use |                  |
| Suitability Criteria:             |                                                                                                                                            |                                                                                                                                                                                                                | Suitability Rating:                                                 | Red              |
| Proximity to Employment Areas     | N/A                                                                                                                                        |                                                                                                                                                                                                                |                                                                     |                  |
| Impact on Retail Areas            | N/A                                                                                                                                        |                                                                                                                                                                                                                |                                                                     |                  |
| Proximity to the Workplace        | N/A                                                                                                                                        |                                                                                                                                                                                                                |                                                                     |                  |
| Public Transport                  | 5                                                                                                                                          | Site is within 400m walking distance of one or more services                                                                                                                                                   |                                                                     |                  |
| PROW and Cycling Connectivity     | 0                                                                                                                                          | Site is not connected to either an existing PROW or cycle network                                                                                                                                              |                                                                     |                  |
| Vehicle Access                    | 5                                                                                                                                          | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |                                                                     |                  |
| Strategic Road Access             | 5                                                                                                                                          | Site has direct access to or is adjacent to the strategic road network                                                                                                                                         |                                                                     |                  |
| Designated Heritage Assets        | 5                                                                                                                                          | Site does not contain any designated heritage assets                                                                                                                                                           |                                                                     |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                          | Site does not contain any non-designated heritage assets                                                                                                                                                       |                                                                     |                  |
| Archaeological Assets             | 5                                                                                                                                          | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                                                                     |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                          | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |                                                                     |                  |
| Defined Open Space                | 5                                                                                                                                          | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |                                                                     |                  |
| Green Belt & Green Wedge          | 0                                                                                                                                          | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                                                                     |                  |
| Land Classification               | 5                                                                                                                                          | Site is predominantly Previously Developed Land                                                                                                                                                                |                                                                     |                  |
| Protected Natural Features        | 3                                                                                                                                          | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                                                                     |                  |
| Flood Risk Constraints            | 5                                                                                                                                          | Site is wholly within Flood Zone 1                                                                                                                                                                             |                                                                     |                  |
| Air Quality Management Areas      | 5                                                                                                                                          | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                                                                     |                  |
| Ground Condition Constraints      | 5                                                                                                                                          | Ground treatment is not expected to be required                                                                                                                                                                |                                                                     |                  |
| Neighbouring Constraints          | N/A                                                                                                                                        |                                                                                                                                                                                                                |                                                                     |                  |
| Proximity to Key Services         | N/A                                                                                                                                        |                                                                                                                                                                                                                |                                                                     |                  |
| Community Facilities              | 5                                                                                                                                          | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                              |                                                                     |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Existing vehicular access is available directly from the A1016. Within 100m of Hylands Park (LoWS). |                                                                                                                                                                                                                |                                                                     |                  |
| Availability Criteria:            |                                                                                                                                            |                                                                                                                                                                                                                | Availability Rating:                                                | Green            |
| Land Ownership                    | 5                                                                                                                                          | Held by developer/willing owner/public sector                                                                                                                                                                  |                                                                     |                  |
| Land Condition                    | 3                                                                                                                                          | Low intensity land uses                                                                                                                                                                                        |                                                                     |                  |
| Legal Constraints                 | 5                                                                                                                                          | Site does not face any known legal issues                                                                                                                                                                      |                                                                     |                  |
| Planning Permission or Allocation | N/A                                                                                                                                        |                                                                                                                                                                                                                |                                                                     |                  |
| Comments on Availability          | Site in use for other purposes                                                                                                             |                                                                                                                                                                                                                |                                                                     |                  |
| Achievability Criteria:           |                                                                                                                                            |                                                                                                                                                                                                                | Achievability Rating:                                               | Green            |
| Viability                         | 5                                                                                                                                          | Development is likely viable                                                                                                                                                                                   |                                                                     |                  |
| Timescale for Deliverability      | 5                                                                                                                                          | Up to 5 years                                                                                                                                                                                                  |                                                                     |                  |
| Comments on Achievability         |                                                                                                                                            |                                                                                                                                                                                                                |                                                                     |                  |



|                                   |                                                                                                                                     |                                                                                                                                                                                      |              |                         |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-------------------------|
| <b>SHELAA Reference: CFS150</b>   |                                                                                                                                     | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                     | Land North East of Berwyn, Maldon Road, Margetting, Ingatestone, Essex                                                              |                                                                                                                                                                                      |              |                         |
| Parish:                           | Margaretting                                                                                                                        | Total Score:                                                                                                                                                                         | 96           |                         |
| Developable Site Area (ha):       | 3.5                                                                                                                                 | Reason for discounted areas:                                                                                                                                                         |              |                         |
| Potential Yield:                  | 69                                                                                                                                  | Typology:                                                                                                                                                                            | 3            |                         |
| Proposed Use:                     | Residential                                                                                                                         | Comments on the size of site:                                                                                                                                                        |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                                                                     | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Red</b>   |                         |
| Proximity to Employment Areas     | 5                                                                                                                                   | Site is outside of any existing/proposed employment allocation                                                                                                                       |              |                         |
| Impact on Retail Areas            | 5                                                                                                                                   | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |              |                         |
| Proximity to the Workplace        | 0                                                                                                                                   | Site is in excess of 2km walking distance of an employment allocation                                                                                                                |              |                         |
| Public Transport                  | 5                                                                                                                                   | Site is within 400m walking distance of one or more services                                                                                                                         |              |                         |
| PROW and Cycling Connectivity     | 5                                                                                                                                   | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |              |                         |
| Vehicle Access                    | 5                                                                                                                                   | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |              |                         |
| Strategic Road Access             | N/A                                                                                                                                 |                                                                                                                                                                                      |              |                         |
| Designated Heritage Assets        | 3                                                                                                                                   | Site is adjacent to one or more designated heritage assets                                                                                                                           |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                                                                   | Site does not contain any non-designated heritage assets                                                                                                                             |              |                         |
| Archaeological Assets             | 5                                                                                                                                   | Site is not thought to contain any assets of archaeological interest                                                                                                                 |              |                         |
| Minerals & Waste Constraints      | 5                                                                                                                                   | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |              |                         |
| Defined Open Space                | 5                                                                                                                                   | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |              |                         |
| Green Belt & Green Wedge          | 0                                                                                                                                   | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |              |                         |
| Land Classification               | 0                                                                                                                                   | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |              |                         |
| Protected Natural Features        | 0                                                                                                                                   | Site partially or wholly comprises of one or more protected natural features                                                                                                         |              |                         |
| Flood Risk Constraints            | 5                                                                                                                                   | Site is wholly within Flood Zone 1                                                                                                                                                   |              |                         |
| Air Quality Management Areas      | 5                                                                                                                                   | Site is in excess of 500m from a designated AQMA                                                                                                                                     |              |                         |
| Ground Condition Constraints      | 5                                                                                                                                   | Ground treatment is not expected to be required                                                                                                                                      |              |                         |
| Neighbouring Constraints          | 5                                                                                                                                   | Site has no neighbouring constraints                                                                                                                                                 |              |                         |
| Proximity to Key Services         | 0                                                                                                                                   | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |              |                         |
| Community Facilities              | 3                                                                                                                                   | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |              |                         |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Vehicular access off both Roman Road and Maldon Road. 7 trees protected under TPO/2004/043. |                                                                                                                                                                                      |              |                         |
| <b>Availability Criteria:</b>     |                                                                                                                                     | <b>Availability Rating:</b>                                                                                                                                                          | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                                                                   | Held by developer/willing owner/public sector                                                                                                                                        |              |                         |
| Land Condition                    | 5                                                                                                                                   | Vacant land & buildings                                                                                                                                                              |              |                         |
| Legal Constraints                 | 5                                                                                                                                   | Site does not face any known legal issues                                                                                                                                            |              |                         |
| Planning Permission or Allocation | N/A                                                                                                                                 |                                                                                                                                                                                      |              |                         |
| Comments on Availability          |                                                                                                                                     |                                                                                                                                                                                      |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                                                                     | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b> |                         |
| Viability                         | 5                                                                                                                                   | Development is likely viable                                                                                                                                                         |              |                         |
| Timescale for Deliverability      | 5                                                                                                                                   | Up to 5 years                                                                                                                                                                        |              |                         |
| Comments on Achievability         |                                                                                                                                     |                                                                                                                                                                                      |              |                         |



|                                   |                                                                                       |                                                                                                                                                                                    |              |                         |
|-----------------------------------|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-------------------------|
| <b>SHELAA Reference: CFS151</b>   |                                                                                       | <b>RAG Rating:</b>                                                                                                                                                                 | <b>Green</b> | <b>01 November 2025</b> |
| Site Address:                     | Land South and East of Springwood, Mashbury Road, Chignal St James, Chelmsford, Essex |                                                                                                                                                                                    |              |                         |
| Parish:                           | Chignal                                                                               | Total Score:                                                                                                                                                                       | 114          |                         |
| Developable Site Area (ha):       | 0.3                                                                                   | Reason for discounted areas:                                                                                                                                                       |              |                         |
| Potential Yield:                  | 9                                                                                     | Typology:                                                                                                                                                                          | 17           |                         |
| Proposed Use:                     | Residential                                                                           | Comments on the size of site:                                                                                                                                                      |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                       | <b>Suitability Rating:</b>                                                                                                                                                         | <b>Green</b> |                         |
| Proximity to Employment Areas     | 5                                                                                     | Site is outside of any existing/proposed employment allocation                                                                                                                     |              |                         |
| Impact on Retail Areas            | 5                                                                                     | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |              |                         |
| Proximity to the Workplace        | 5                                                                                     | Site is within 2km walking distance of an employment allocation                                                                                                                    |              |                         |
| Public Transport                  | 5                                                                                     | Site is within 400m walking distance of one or more services                                                                                                                       |              |                         |
| PROW and Cycling Connectivity     | 5                                                                                     | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |              |                         |
| Vehicle Access                    | 5                                                                                     | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |              |                         |
| Strategic Road Access             | N/A                                                                                   |                                                                                                                                                                                    |              |                         |
| Designated Heritage Assets        | 5                                                                                     | Site does not contain any designated heritage assets                                                                                                                               |              |                         |
| Non-Designated Heritage Assets    | 3                                                                                     | Site is adjacent to one or more non-designated heritage assets                                                                                                                     |              |                         |
| Archaeological Assets             | 5                                                                                     | Site is not thought to contain any assets of archaeological interest                                                                                                               |              |                         |
| Minerals & Waste Constraints      | 5                                                                                     | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |              |                         |
| Defined Open Space                | 5                                                                                     | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |              |                         |
| Green Belt & Green Wedge          | 5                                                                                     | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                |              |                         |
| Land Classification               | 0                                                                                     | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |              |                         |
| Protected Natural Features        | 5                                                                                     | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features           |              |                         |
| Flood Risk Constraints            | 5                                                                                     | Site is wholly within Flood Zone 1                                                                                                                                                 |              |                         |
| Air Quality Management Areas      | 5                                                                                     | Site is in excess of 500m from a designated AQMA                                                                                                                                   |              |                         |
| Ground Condition Constraints      | 3                                                                                     | Ground treatment is expected to be required on part of the site                                                                                                                    |              |                         |
| Neighbouring Constraints          | 5                                                                                     | Site has no neighbouring constraints                                                                                                                                               |              |                         |
| Proximity to Key Services         | 3                                                                                     | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                       |              |                         |
| Community Facilities              | 5                                                                                     | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |              |                         |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Adjacent to buildings of local value.          |                                                                                                                                                                                    |              |                         |
| <b>Availability Criteria:</b>     |                                                                                       | <b>Availability Rating:</b>                                                                                                                                                        | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                     | Held by developer/willing owner/public sector                                                                                                                                      |              |                         |
| Land Condition                    | 5                                                                                     | Vacant land & buildings                                                                                                                                                            |              |                         |
| Legal Constraints                 | 5                                                                                     | Site does not face any known legal issues                                                                                                                                          |              |                         |
| Planning Permission or Allocation | N/A                                                                                   |                                                                                                                                                                                    |              |                         |
| Comments on Availability          |                                                                                       |                                                                                                                                                                                    |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                       | <b>Achievability Rating:</b>                                                                                                                                                       | <b>Green</b> |                         |
| Viability                         | 5                                                                                     | Development is likely viable                                                                                                                                                       |              |                         |
| Timescale for Deliverability      | 5                                                                                     | Up to 5 years                                                                                                                                                                      |              |                         |
| Comments on Achievability         |                                                                                       |                                                                                                                                                                                    |              |                         |

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| <b>SHELAA Reference: CFS152</b>   |                                                                                                       | <b>RAG Rating:</b>                                                                                                                                                                                                                                                     | <b>Amber</b> | <b>01 November 2025</b> |
| Site Address:                     | Land North of Ash Tree House, Boyton Cross, Roxwell                                                   |                                                                                                                                                                                                                                                                        |              |                         |
| Parish:                           | Roxwell                                                                                               | Total Score:                                                                                                                                                                                                                                                           | 101          |                         |
| Developable Site Area (ha):       | 2.59                                                                                                  | Reason for discounted areas:                                                                                                                                                                                                                                           |              |                         |
| Potential Yield:                  | 51                                                                                                    | Typology:                                                                                                                                                                                                                                                              | 3            |                         |
| Proposed Use:                     | Residential                                                                                           | Comments on the size of site:                                                                                                                                                                                                                                          |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                                       | <b>Suitability Rating:</b>                                                                                                                                                                                                                                             | <b>Amber</b> |                         |
| Proximity to Employment Areas     | 5                                                                                                     | Site is outside of any existing/proposed employment allocation                                                                                                                                                                                                         |              |                         |
| Impact on Retail Areas            | 5                                                                                                     | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                                                                                     |              |                         |
| Proximity to the Workplace        | 5                                                                                                     | Site is within 2km walking distance of an employment allocation                                                                                                                                                                                                        |              |                         |
| Public Transport                  | 5                                                                                                     | Site is within 400m walking distance of one or more services                                                                                                                                                                                                           |              |                         |
| PROW and Cycling Connectivity     | 5                                                                                                     | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                                                                                 |              |                         |
| Vehicle Access                    | 5                                                                                                     | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                                                                                       |              |                         |
| Strategic Road Access             | N/A                                                                                                   |                                                                                                                                                                                                                                                                        |              |                         |
| Designated Heritage Assets        | 5                                                                                                     | Site does not contain any designated heritage assets                                                                                                                                                                                                                   |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                                     | Site does 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 development |              |                         |
| Defined Open Space                | 5                                                                                                     | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                                                                                       |              |                         |
| Green Belt & Green Wedge          | 5                                                                                                     | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                                                                                    |              |                         |
| Land Classification               | 0                                                                                                     | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                                                                           |              |                         |
| Protected Natural Features        | 5                                                                                                     | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features                                                                                               |              |                         |
| Flood Risk Constraints            | 5                                                                                                     | Site is wholly within Flood Zone 1                                                                                                                                                                                                                                     |              |                         |
| Air Quality Management Areas      | 5                                                                                                     | Site is in excess of 500m from a designated AQMA                                                                                                                                                                                                                       |              |                         |
| Ground Condition Constraints      | 3                                                                                                     | Ground treatment is expected to be required on part of the site                                                                                                                                                                                                        |              |                         |
| Neighbouring Constraints          | 0                                                                                                     | Site has neighbouring constraints with no potential for mitigation                                                                                                                                                                                                     |              |                         |
| Proximity to Key Services         | 0                                                                                                     | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                                                                                                                |              |                         |
| Community Facilities              | 3                                                                                                     | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                                                                   |              |                         |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Priority 3 contaminated land adjacent to the south SOPC000836. |                                                                                                                                                                                                                                                                        |              |                         |
| <b>Availability Criteria:</b>     |                                                                                                       | <b>Availability Rating:</b>                                                                                                                                                                                                                                            | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                                     | Held by developer/willing owner/public sector                                                                                                                                                                                                                          |              |                         |
| Land Condition                    | 5                                                                                                     | Vacant land & buildings                                                                                                                                                                                                                                                |              |                         |
| Legal Constraints                 | 5                                                                                                     | Site does not face any known legal issues                                                                                                                                                                                                                              |              |                         |
| Planning Permission or Allocation | N/A                                                                                                   |                                                                                                                                                                                                                                                                        |              |                         |
| Comments on Availability          |                                                                                                       |                                                                                                                                                                                                                                                                        |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                                       | <b>Achievability Rating:</b>                                                                                                                                                                                                                                           | <b>Green</b> |                         |
| Viability                         | 5                                                                                                     | Development is likely viable                                                                                                                                                                                                                                           |              |                         |
| Timescale for Deliverability      | 5                                                                                                     | Up to 5 years                                                                                                                                                                                                                                                          |              |                         |
| Comments on Achievability         |                                                                                                       |                                                                                                                                                                                                                                                                        |              |                         |

|                                   |                                                                                                                                                                                                          |                                                                                                                                                                                   |                                                                     |                  |
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| SHELAA Reference: CFS153          |                                                                                                                                                                                                          | RAG Rating:                                                                                                                                                                       | Amber                                                               | 01 November 2025 |
| Site Address:                     | 206 and 208 Main Road, Broomfield, Chelmsford, Essex, CM1 7AJ                                                                                                                                            |                                                                                                                                                                                   |                                                                     |                  |
| Parish:                           | Broomfield                                                                                                                                                                                               | Total Score:                                                                                                                                                                      | 81                                                                  |                  |
| Developable Site Area (ha):       | 0.4                                                                                                                                                                                                      | Reason for discounted areas:                                                                                                                                                      |                                                                     |                  |
| Potential Yield:                  | 0                                                                                                                                                                                                        | Typology:                                                                                                                                                                         | 32                                                                  |                  |
| Proposed Use:                     | Employment                                                                                                                                                                                               | Comments on the size of site:                                                                                                                                                     | Current size of site is not suitable for large scale industrial use |                  |
| Suitability Criteria:             |                                                                                                                                                                                                          |                                                                                                                                                                                   | Suitability Rating:                                                 | Amber            |
| Proximity to Employment Areas     | N/A                                                                                                                                                                                                      |                                                                                                                                                                                   |                                                                     |                  |
| Impact on Retail Areas            | N/A                                                                                                                                                                                                      |                                                                                                                                                                                   |                                                                     |                  |
| Proximity to the Workplace        | N/A                                                                                                                                                                                                      |                                                                                                                                                                                   |                                                                     |                  |
| Public Transport                  | 5                                                                                                                                                                                                        | Site is within 400m walking distance of one or more services                                                                                                                      |                                                                     |                  |
| PROW and Cycling Connectivity     | 0                                                                                                                                                                                                        | Site is not connected to either an existing PROW or cycle network                                                                                                                 |                                                                     |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                        | A route exists enabling vehicle access into/adjacent to the site                                                                                                                  |                                                                     |                  |
| Strategic Road Access             | 2                                                                                                                                                                                                        | Site has direct access to or is adjacent to a safeguarded trunk road or B-road                                                                                                    |                                                                     |                  |
| Designated Heritage Assets        | 3                                                                                                                                                                                                        | Site is adjacent to one or more designated heritage assets                                                                                                                        |                                                                     |                  |
| Non-Designated Heritage Assets    | 3                                                                                                                                                                                                        | Site is adjacent to one or more non-designated heritage assets                                                                                                                    |                                                                     |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                        | Site is not thought to contain any assets of archaeological interest                                                                                                              |                                                                     |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                        | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                          |                                                                     |                  |
| Defined Open Space                | 5                                                                                                                                                                                                        | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                  |                                                                     |                  |
| Green Belt & Green Wedge          | 0                                                                                                                                                                                                        | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                     |                                                                     |                  |
| Land Classification               | 5                                                                                                                                                                                                        | Site is predominantly Previously Developed Land                                                                                                                                   |                                                                     |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                        | Site partially or wholly comprises of one or more protected natural features                                                                                                      |                                                                     |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                        | Site is wholly within Flood Zone 1                                                                                                                                                |                                                                     |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                        | Site is in excess of 500m from a designated AQMA                                                                                                                                  |                                                                     |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                                        | Ground treatment is not expected to be required                                                                                                                                   |                                                                     |                  |
| Neighbouring Constraints          | N/A                                                                                                                                                                                                      |                                                                                                                                                                                   |                                                                     |                  |
| Proximity to Key Services         | N/A                                                                                                                                                                                                      |                                                                                                                                                                                   |                                                                     |                  |
| Community Facilities              | 5                                                                                                                                                                                                        | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                                                                     |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Existing vehicular access available from B1008. Adjacent to Grade 2 listed building. Adjacent to buildings of local value. 0.008ha protected under TPO/2001/055. |                                                                                                                                                                                   |                                                                     |                  |
| Availability Criteria:            |                                                                                                                                                                                                          |                                                                                                                                                                                   | Availability Rating:                                                | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                        | Held by developer/willing owner/public sector                                                                                                                                     |                                                                     |                  |
| Land Condition                    | 3                                                                                                                                                                                                        | Low intensity land uses                                                                                                                                                           |                                                                     |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                        | Site does not face any known legal issues                                                                                                                                         |                                                                     |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                      |                                                                                                                                                                                   |                                                                     |                  |
| Comments on Availability          | Site in use for other purposes.                                                                                                                                                                          |                                                                                                                                                                                   |                                                                     |                  |
| Achievability Criteria:           |                                                                                                                                                                                                          |                                                                                                                                                                                   | Achievability Rating:                                               | Green            |
| Viability                         | 5                                                                                                                                                                                                        | Development is likely viable                                                                                                                                                      |                                                                     |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                        | Up to 5 years                                                                                                                                                                     |                                                                     |                  |
| Comments on Achievability         |                                                                                                                                                                                                          |                                                                                                                                                                                   |                                                                     |                  |

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| <b>SHELAA Reference: CFS154</b>   |                                                                                                                                                                    | <b>RAG Rating:</b>                                                                                                                                                                 | <b>Amber</b> | <b>01 November 2025</b> |
| Site Address:                     | Land East of Broomfield Library, 180 Main Road, Broomfield, Chelmsford, Essex                                                                                      |                                                                                                                                                                                    |              |                         |
| Parish:                           | Broomfield                                                                                                                                                         | Total Score:                                                                                                                                                                       | 104          |                         |
| Developable Site Area (ha):       | 0.44                                                                                                                                                               | Reason for discounted areas:                                                                                                                                                       |              |                         |
| Potential Yield:                  | 11                                                                                                                                                                 | Typology:                                                                                                                                                                          | 17           |                         |
| Proposed Use:                     | Residential                                                                                                                                                        | Comments on the size of site:                                                                                                                                                      |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                                                                                                    | <b>Suitability Rating:</b>                                                                                                                                                         | <b>Amber</b> |                         |
| Proximity to Employment Areas     | 5                                                                                                                                                                  | Site is outside of any existing/proposed employment allocation                                                                                                                     |              |                         |
| Impact on Retail Areas            | 5                                                                                                                                                                  | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |              |                         |
| Proximity to the Workplace        | 5                                                                                                                                                                  | Site is within 2km walking distance of an employment allocation                                                                                                                    |              |                         |
| Public Transport                  | 5                                                                                                                                                                  | Site is within 400m walking distance of one or more services                                                                                                                       |              |                         |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                  | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |              |                         |
| Vehicle Access                    | 5                                                                                                                                                                  | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |              |                         |
| Strategic Road Access             | N/A                                                                                                                                                                |                                                                                                                                                                                    |              |                         |
| Designated Heritage Assets        | 3                                                                                                                                                                  | Site is adjacent to one or more designated heritage assets                                                                                                                         |              |                         |
| Non-Designated Heritage Assets    | 3                                                                                                                                                                  | Site is adjacent to one or more non-designated heritage assets                                                                                                                     |              |                         |
| Archaeological Assets             | 5                                                                                                                                                                  | Site is not thought to contain any assets of archaeological interest                                                                                                               |              |                         |
| Minerals & Waste Constraints      | 5                                                                                                                                                                  | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |              |                         |
| Defined Open Space                | 5                                                                                                                                                                  | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |              |                         |
| Green Belt & Green Wedge          | 0                                                                                                                                                                  | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                      |              |                         |
| Land Classification               | 3                                                                                                                                                                  | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use                                 |              |                         |
| Protected Natural Features        | 0                                                                                                                                                                  | Site partially or wholly comprises of one or more protected natural features                                                                                                       |              |                         |
| Flood Risk Constraints            | 5                                                                                                                                                                  | Site is wholly within Flood Zone 1                                                                                                                                                 |              |                         |
| Air Quality Management Areas      | 5                                                                                                                                                                  | Site is in excess of 500m from a designated AQMA                                                                                                                                   |              |                         |
| Ground Condition Constraints      | 5                                                                                                                                                                  | Ground treatment is not expected to be required                                                                                                                                    |              |                         |
| Neighbouring Constraints          | 5                                                                                                                                                                  | Site has no neighbouring constraints                                                                                                                                               |              |                         |
| Proximity to Key Services         | 0                                                                                                                                                                  | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                            |              |                         |
| Community Facilities              | 5                                                                                                                                                                  | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |              |                         |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Existing vehicular access available from B1008. Adjacent to buildings of local value. 0.063ha protected under TPO/2001/055. |                                                                                                                                                                                    |              |                         |
| <b>Availability Criteria:</b>     |                                                                                                                                                                    | <b>Availability Rating:</b>                                                                                                                                                        | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                                                                                                  | Held by developer/willing owner/public sector                                                                                                                                      |              |                         |
| Land Condition                    | 5                                                                                                                                                                  | Vacant land & buildings                                                                                                                                                            |              |                         |
| Legal Constraints                 | 5                                                                                                                                                                  | Site does not face any known legal issues                                                                                                                                          |              |                         |
| Planning Permission or Allocation | N/A                                                                                                                                                                |                                                                                                                                                                                    |              |                         |
| Comments on Availability          |                                                                                                                                                                    |                                                                                                                                                                                    |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                                                                                                    | <b>Achievability Rating:</b>                                                                                                                                                       | <b>Green</b> |                         |
| Viability                         | 5                                                                                                                                                                  | Development is likely viable                                                                                                                                                       |              |                         |
| Timescale for Deliverability      | 5                                                                                                                                                                  | Up to 5 years                                                                                                                                                                      |              |                         |
| Comments on Achievability         |                                                                                                                                                                    |                                                                                                                                                                                    |              |                         |

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| SHELAA Reference: CFS155          |                                                                                                                                                                      | RAG Rating:                                                                                                                                                                        | Amber                 | 01 November 2025 |
| Site Address:                     | Land North of Nurses Cottage, North Hill, Little Baddow, Chelmsford, Essex                                                                                           |                                                                                                                                                                                    |                       |                  |
| Parish:                           | Little Baddow                                                                                                                                                        | Total Score:                                                                                                                                                                       | 103                   |                  |
| Developable Site Area (ha):       | 0.88                                                                                                                                                                 | Reason for discounted areas:                                                                                                                                                       |                       |                  |
| Potential Yield:                  | 17                                                                                                                                                                   | Typology:                                                                                                                                                                          | 4                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                          | Comments on the size of site:                                                                                                                                                      |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                      |                                                                                                                                                                                    | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                    | Site is outside of any existing/proposed employment allocation                                                                                                                     |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                    | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |                       |                  |
| Proximity to the Workplace        | 0                                                                                                                                                                    | Site is in excess of 2km walking distance of an employment allocation                                                                                                              |                       |                  |
| Public Transport                  | 5                                                                                                                                                                    | Site is within 400m walking distance of one or more services                                                                                                                       |                       |                  |
| PROW and Cycling Connectivity     | 0                                                                                                                                                                    | Site is not connected to either an existing PROW or cycle network                                                                                                                  |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                    | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                  |                                                                                                                                                                                    |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                                                                    | Site does not contain any designated heritage assets                                                                                                                               |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                    | Site does not contain any non-designated heritage assets                                                                                                                           |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                    | Site is not thought to contain any assets of archaeological interest                                                                                                               |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                    | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                    | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                    | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                |                       |                  |
| Land Classification               | 3                                                                                                                                                                    | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use                                 |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                    | Site partially or wholly comprises of one or more protected natural features                                                                                                       |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                    | Site is wholly within Flood Zone 1                                                                                                                                                 |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                    | Site is in excess of 500m from a designated AQMA                                                                                                                                   |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                    | Ground treatment is not expected to be required                                                                                                                                    |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                    | Site has no neighbouring constraints                                                                                                                                               |                       |                  |
| Proximity to Key Services         | 0                                                                                                                                                                    | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                            |                       |                  |
| Community Facilities              | 5                                                                                                                                                                    | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |                       |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Wholly covered by TPO (0.88ha) under TPO/2003/088 and within 100m of Heather Hills (LoWS) and Essex Wildlife Nature Reserve. |                                                                                                                                                                                    |                       |                  |
| Availability Criteria:            |                                                                                                                                                                      |                                                                                                                                                                                    | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                                                    | Held by developer/willing owner/public sector                                                                                                                                      |                       |                  |
| Land Condition                    | 5                                                                                                                                                                    | Vacant land & buildings                                                                                                                                                            |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                    | Site does not face any known legal issues                                                                                                                                          |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                  |                                                                                                                                                                                    |                       |                  |
| Comments on Availability          |                                                                                                                                                                      |                                                                                                                                                                                    |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                      |                                                                                                                                                                                    | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                    | Development is likely viable                                                                                                                                                       |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                    | Up to 5 years                                                                                                                                                                      |                       |                  |
| Comments on Achievability         |                                                                                                                                                                      |                                                                                                                                                                                    |                       |                  |

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| SHELAA Reference: CFS156          |                                                                                                                                                                                                                                                           | RAG Rating:                                                                                                                                                                          | Yellow                | 01 November 2025 |
| Site Address:                     | Land South West of 2 Scotts Green, Hollow Lane, Broomfield, Chelmsford                                                                                                                                                                                    |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Broomfield                                                                                                                                                                                                                                                | Total Score:                                                                                                                                                                         | 100                   |                  |
| Developable Site Area (ha):       | 9.8                                                                                                                                                                                                                                                       | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 168                                                                                                                                                                                                                                                       | Typology:                                                                                                                                                                            | 2                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                                                               | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                                           |                                                                                                                                                                                      | Suitability Rating:   | Yellow           |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                                         | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                                         | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 0                                                                                                                                                                                                                                                         | Site is in excess of 2km walking distance of an employment allocation                                                                                                                |                       |                  |
| Public Transport                  | 5                                                                                                                                                                                                                                                         | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                                         | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                                         | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                                       |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                                                                                                                                                         | Site does not contain any designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                                                         | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                                                         | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 2                                                                                                                                                                                                                                                         | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment           |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                                                                                                         | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                                                                         | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 0                                                                                                                                                                                                                                                         | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                                         | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                                                                         | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                         | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 3                                                                                                                                                                                                                                                         | Ground treatment is expected to be required on part of the site                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                                                                                         | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 3                                                                                                                                                                                                                                                         | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |                       |                  |
| Community Facilities              | 3                                                                                                                                                                                                                                                         | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Adjacent to Urban Area. In range of bus stops. Access both vehicular and pedestrian available from School Lane and Hollow Lane. Tree protected by TPO/1986/025, TPO/2003/004 and TPO/2202/020 all on the boundary of the site. They may be veteran trees. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                                           |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                                                                         | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 5                                                                                                                                                                                                                                                         | Vacant land & buildings                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                                                         | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                                       |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          |                                                                                                                                                                                                                                                           |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                                           |                                                                                                                                                                                      | Achievability Rating: | Yellow           |
| Viability                         | 5                                                                                                                                                                                                                                                         | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 4                                                                                                                                                                                                                                                         | Over 5 years                                                                                                                                                                         |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                                           |                                                                                                                                                                                      |                       |                  |

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| SHELAA Reference: CFS158          |                                                                                                                                                                                                                                                                                          | RAG Rating:                                                                                                                                                                          | Amber                 | 01 November 2025 |
| Site Address:                     | Land South of St Annes, Priory Road, Bicknacre                                                                                                                                                                                                                                           |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Bicknacre                                                                                                                                                                                                                                                                                | Total Score:                                                                                                                                                                         | 101                   |                  |
| Developable Site Area (ha):       | 17.99                                                                                                                                                                                                                                                                                    | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 309                                                                                                                                                                                                                                                                                      | Typology:                                                                                                                                                                            | 1                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                                                                                              | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                      | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                                                                        | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                                                                        | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 0                                                                                                                                                                                                                                                                                        | Site is in excess of 2km walking distance of an employment allocation                                                                                                                |                       |                  |
| Public Transport                  | 0                                                                                                                                                                                                                                                                                        | Site is in excess of 400m walking distance from all services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                                                                        | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                                                                        | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                                                                      | Site has direct access to or is adjacent to a safeguarded trunk road or B-road                                                                                                       |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                                                                                                                                                                                        | Site does not contain any designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                                                                                        | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                                                                                        | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                                                                                                        | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                                                                                                                                        | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                                                                                                        | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 0                                                                                                                                                                                                                                                                                        | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                                                                        | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                                                                                                        | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                                                        | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| 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. Northern boundary of site abuts Priory Road. Trees protected by TPO/2003/057 witin 15m of the south east boundary of the site. Also trees protected by TPO/2006/045, TPO/2003/057 and TPO/1987/008 within 15m of the site boundary. Some of these may be veteran trees. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                                                                                                        | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 5                                                                                                                                                                                                                                                                                        | Vacant land & buildings                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                                                                                        | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          |                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                                                                                                                                        | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                                                                        | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                      |                       |                  |



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| SHELAA Reference: CFS159          |                                                                                                                                                                                                                                                                                                                     | RAG Rating:                                                                                                                                                                          | Amber                 | 01 November 2025 |
| Site Address:                     | Field South of Jubilee Rise, Danbury, Chelmsford                                                                                                                                                                                                                                                                    |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Danbury                                                                                                                                                                                                                                                                                                             | Total Score:                                                                                                                                                                         | 105                   |                  |
| Developable Site Area (ha):       | 1.7                                                                                                                                                                                                                                                                                                                 | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 38                                                                                                                                                                                                                                                                                                                  | Typology:                                                                                                                                                                            | 3                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                                                                                                                         | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                      | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                                                                                                   | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                                                                                                   | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                                                                                                   | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 0                                                                                                                                                                                                                                                                                                                   | Site is in excess of 400m walking distance from all services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                                                                                                   | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                                                                                                   | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                                                                                                                                                                                                                   | Site does not contain any designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 3                                                                                                                                                                                                                                                                                                                   | Site is adjacent to one or more non-designated heritage assets                                                                                                                       |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                                                                                                                   | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                                                                                                                                   | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                                                                                                                                                                   | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                                                                                                                                   | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 3                                                                                                                                                                                                                                                                                                                   | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use                                   |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                                                                                                   | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                                                                                                                                   | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                                                                                   | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                                                                                                                                                   | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                                                                                                                                                   | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 5                                                                                                                                                                                                                                                                                                                   | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                        |                       |                  |
| Community Facilities              | 3                                                                                                                                                                                                                                                                                                                   | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Adjacent to DSB. The North Eastern boundary abuts Jubilee Rise and the South Western boundary abuts Gay Bower Lane. Adjacent to a Protected Lane. 3 trees protected under TPO/2006/063, Bell Meadow (LoWS) and Hitchcocks Meadow (Essex Wildlife Nature Reserve) borders site, Danbury Common (SSSI) opposite site. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                      | Availability Rating:  | Yellow           |
| Land Ownership                    | 3                                                                                                                                                                                                                                                                                                                   | Promoter has an option to purchase site or collaborate with existing owner                                                                                                           |                       |                  |
| Land Condition                    | 5                                                                                                                                                                                                                                                                                                                   | Vacant land & buildings                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 3                                                                                                                                                                                                                                                                                                                   | Site may possibly face legal issues                                                                                                                                                  |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          | Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.                                                                                                                                                                          |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                                                                                                                                                                   | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                                                                                                   | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                      |                       |                  |



|                                   |                                                                                                                            |                                                                                                                                                                                      |                       |                  |
|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------|
| SHELAA Reference: CFS162          |                                                                                                                            | RAG Rating:                                                                                                                                                                          | Amber                 | 01 November 2025 |
| Site Address:                     | Land Adjacent to Sandpit Cottage, Holybread Lane, Little Baddow, Chelmsford                                                |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Little Baddow                                                                                                              | Total Score:                                                                                                                                                                         | 97                    |                  |
| Developable Site Area (ha):       | 1.4                                                                                                                        | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 27                                                                                                                         | Typology:                                                                                                                                                                            | 4                     |                  |
| Proposed Use:                     | Residential                                                                                                                | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                            |                                                                                                                                                                                      | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                          | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                          | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 0                                                                                                                          | Site is in excess of 2km walking distance of an employment allocation                                                                                                                |                       |                  |
| Public Transport                  | 5                                                                                                                          | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 0                                                                                                                          | Site is not connected to either an existing PROW or cycle network                                                                                                                    |                       |                  |
| Vehicle Access                    | 5                                                                                                                          | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                        |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                          | Site does not contain any designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                          | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                                                                          | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                          | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                                                                          | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                          | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 3                                                                                                                          | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use                                   |                       |                  |
| Protected Natural Features        | 0                                                                                                                          | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                          | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                          | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 3                                                                                                                          | Ground treatment is expected to be required on part of the site                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                          | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 0                                                                                                                          | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                       |                  |
| Community Facilities              | 3                                                                                                                          | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. 1.02ha protected under TPO/2006/078 and borders Hollybred Wood (LoWS). SOPC000302. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                            |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                          | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 5                                                                                                                          | Vacant land & buildings                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 3                                                                                                                          | Site may possibly face legal issues                                                                                                                                                  |                       |                  |
| Planning Permission or Allocation | Permission 22/00945/FUL granted. Forecasted 24/25                                                                          |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          |                                                                                                                            |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                            |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                          | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                          | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                            |                                                                                                                                                                                      |                       |                  |

|                                   |                                                                                                                       |                                                                                                                                                                                    |                       |                  |
|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------|
| SHELAA Reference: CFS163          |                                                                                                                       | RAG Rating:                                                                                                                                                                        | Yellow                | 01 November 2025 |
| Site Address:                     | Land North side of Ladywell Lane, Sandon, Chelmsford                                                                  |                                                                                                                                                                                    |                       |                  |
| Parish:                           | Sandon                                                                                                                | Total Score:                                                                                                                                                                       | 106                   |                  |
| Developable Site Area (ha):       | 0.2                                                                                                                   | Reason for discounted areas:                                                                                                                                                       |                       |                  |
| Potential Yield:                  | 6                                                                                                                     | Typology:                                                                                                                                                                          | 18                    |                  |
| Proposed Use:                     | Residential                                                                                                           | Comments on the size of site:                                                                                                                                                      |                       |                  |
| Suitability Criteria:             |                                                                                                                       |                                                                                                                                                                                    | Suitability Rating:   | Green            |
| Proximity to Employment Areas     | 5                                                                                                                     | Site is outside of any existing/proposed employment allocation                                                                                                                     |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                     | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                     | Site is within 2km walking distance of an employment allocation                                                                                                                    |                       |                  |
| Public Transport                  | 5                                                                                                                     | Site is within 400m walking distance of one or more services                                                                                                                       |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                     | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |                       |                  |
| Vehicle Access                    | 5                                                                                                                     | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |                       |                  |
| Strategic Road Access             | N/A                                                                                                                   |                                                                                                                                                                                    |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                     | Site does not contain any designated heritage assets                                                                                                                               |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                     | Site does not contain any non-designated heritage assets                                                                                                                           |                       |                  |
| Archaeological Assets             | 5                                                                                                                     | Site is not thought to contain any assets of archaeological interest                                                                                                               |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                     | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |                       |                  |
| Defined Open Space                | 5                                                                                                                     | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                     | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                |                       |                  |
| Land Classification               | 0                                                                                                                     | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |                       |                  |
| Protected Natural Features        | 0                                                                                                                     | Site partially or wholly comprises of one or more protected natural features                                                                                                       |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                     | Site is wholly within Flood Zone 1                                                                                                                                                 |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                     | Site is in excess of 500m from a designated AQMA                                                                                                                                   |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                     | Ground treatment is not expected to be required                                                                                                                                    |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                     | Site has no neighbouring constraints                                                                                                                                               |                       |                  |
| Proximity to Key Services         | 3                                                                                                                     | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                       |                       |                  |
| Community Facilities              | 5                                                                                                                     | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |                       |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. 0.027ha protected under TPO/2015/001.                                          |                                                                                                                                                                                    |                       |                  |
| Availability Criteria:            |                                                                                                                       |                                                                                                                                                                                    | Availability Rating:  | Yellow           |
| Land Ownership                    | 0                                                                                                                     | Known to be in particularly complex/multiple ownership                                                                                                                             |                       |                  |
| Land Condition                    | 5                                                                                                                     | Vacant land & buildings                                                                                                                                                            |                       |                  |
| Legal Constraints                 | 3                                                                                                                     | Site may possibly face legal issues                                                                                                                                                |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                   |                                                                                                                                                                                    |                       |                  |
| Comments on Availability          | Multiple ownership. No evidence of all landowner/s support with submission. Entire site not within promoters control. |                                                                                                                                                                                    |                       |                  |
| Achievability Criteria:           |                                                                                                                       |                                                                                                                                                                                    | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                     | Development is likely viable                                                                                                                                                       |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                     | Up to 5 years                                                                                                                                                                      |                       |                  |
| Comments on Achievability         |                                                                                                                       |                                                                                                                                                                                    |                       |                  |

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| SHELAA Reference: CFS165          |                                                                                                                                                                                                                                                        | RAG Rating:                                                                                                                                                                          | Amber                                                       | 01 November 2025 |
| Site Address:                     | Land known as North West Quadrant, West of Avon Road, Chelmsford                                                                                                                                                                                       |                                                                                                                                                                                      |                                                             |                  |
| Parish:                           | Writtle                                                                                                                                                                                                                                                | Total Score:                                                                                                                                                                         | 94                                                          |                  |
| Developable Site Area (ha):       | 68.34                                                                                                                                                                                                                                                  | Reason for discounted areas:                                                                                                                                                         |                                                             |                  |
| Potential Yield:                  | 837                                                                                                                                                                                                                                                    | Typology:                                                                                                                                                                            | 25                                                          |                  |
| Proposed Use:                     | Mixed Use                                                                                                                                                                                                                                              | Comments on the size of site:                                                                                                                                                        | Size of site is potentially suitable for all employment use |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                                        | Suitability Rating:                                                                                                                                                                  | Amber                                                       |                  |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                                      | Site is outside of any existing/proposed employment allocation                                                                                                                       |                                                             |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                                      | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                                                             |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                                      | Site is within 2km walking distance of an employment allocation                                                                                                                      |                                                             |                  |
| Public Transport                  | 0                                                                                                                                                                                                                                                      | Site is in excess of 400m walking distance from all services                                                                                                                         |                                                             |                  |
| PROW and Cycling Connectivity     | 0                                                                                                                                                                                                                                                      | Site is not connected to either an existing PROW or cycle network                                                                                                                    |                                                             |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                                      | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                                                             |                  |
| Strategic Road Access             | 0                                                                                                                                                                                                                                                      | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road                                               |                                                             |                  |
| Designated Heritage Assets        | 5                                                                                                                                                                                                                                                      | Site does not contain any designated heritage assets                                                                                                                                 |                                                             |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                                                      | Site does not contain any non-designated heritage assets                                                                                                                             |                                                             |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                                                      | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                                                             |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                                                                      | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                                                             |                  |
| Defined Open Space                | 3                                                                                                                                                                                                                                                      | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |                                                             |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                                                                      | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                                                             |                  |
| Land Classification               | 0                                                                                                                                                                                                                                                      | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                                                             |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                                      | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                                                             |                  |
| Flood Risk Constraints            | 2                                                                                                                                                                                                                                                      | Up to 25% of the site area is within Flood Zone 3                                                                                                                                    |                                                             |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                      | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                                                             |                  |
| Ground Condition Constraints      | 3                                                                                                                                                                                                                                                      | Ground treatment is expected to be required on part of the site                                                                                                                      |                                                             |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                                                                                      | Site has no neighbouring constraints                                                                                                                                                 |                                                             |                  |
| Proximity to Key Services         | 3                                                                                                                                                                                                                                                      | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |                                                             |                  |
| Community Facilities              | 3                                                                                                                                                                                                                                                      | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                                                             |                  |
| Comments on Suitability           | Adjacent to Urban Area. Current vehicle access via farm track to the north of junction of Roxwell Road with Lordship Lane. Other Green Space. 0.591ha protected under TPO/1990/024.SOPC000860, SOPC000801. immediately to the north/adjacent the site. |                                                                                                                                                                                      |                                                             |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                                        | Availability Rating:                                                                                                                                                                 | Green                                                       |                  |
| Land Ownership                    | 5                                                                                                                                                                                                                                                      | Held by developer/willing owner/public sector                                                                                                                                        |                                                             |                  |
| Land Condition                    | 5                                                                                                                                                                                                                                                      | Vacant land & buildings                                                                                                                                                              |                                                             |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                                                      | Site does not face any known legal issues                                                                                                                                            |                                                             |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                                    |                                                                                                                                                                                      |                                                             |                  |
| Comments on Availability          | Site currently in use for other purposes.                                                                                                                                                                                                              |                                                                                                                                                                                      |                                                             |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                                        | Achievability Rating:                                                                                                                                                                | Green                                                       |                  |
| Viability                         | 5                                                                                                                                                                                                                                                      | Development is likely viable                                                                                                                                                         |                                                             |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                                      | Up to 5 years                                                                                                                                                                        |                                                             |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                                        |                                                                                                                                                                                      |                                                             |                  |

|                                   |                                                                                                                                         |                                               |                                                             |                  |                                                                                                                                                                                                                                                                        |       |
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| SHELAA Reference: CFS166          |                                                                                                                                         | RAG Rating:                                   | Red                                                         | 01 November 2025 |                                                                                                                                                                                                                                                                        |       |
| Site Address:                     | Land West of Hanbury Road, Chelmsford                                                                                                   |                                               |                                                             |                  |                                                                                                                                                                                                                                                                        |       |
| Parish:                           | Chelmsford                                                                                                                              | Total Score:                                  | 72                                                          |                  |                                                                                                                                                                                                                                                                        |       |
| Developable Site Area (ha):       | 4.07                                                                                                                                    | Reason for discounted areas:                  |                                                             |                  |                                                                                                                                                                                                                                                                        |       |
| Potential Yield:                  | 0                                                                                                                                       | Typology:                                     | 33+34+36                                                    |                  |                                                                                                                                                                                                                                                                        |       |
| Proposed Use:                     | Employment                                                                                                                              | Comments on the size of site:                 | Size of site is potentially suitable for all employment use |                  |                                                                                                                                                                                                                                                                        |       |
| Suitability Criteria:             |                                                                                                                                         |                                               | Suitability Rating:                                         | Red              |                                                                                                                                                                                                                                                                        |       |
| Proximity to Employment Areas     | N/A                                                                                                                                     |                                               |                                                             |                  |                                                                                                                                                                                                                                                                        |       |
| Impact on Retail Areas            | N/A                                                                                                                                     |                                               |                                                             |                  |                                                                                                                                                                                                                                                                        |       |
| Proximity to the Workplace        | N/A                                                                                                                                     |                                               |                                                             |                  |                                                                                                                                                                                                                                                                        |       |
| Public Transport                  | 5                                                                                                                                       |                                               |                                                             |                  | Site is within 400m walking distance of one or more services                                                                                                                                                                                                           |       |
| PROW and Cycling Connectivity     | 0                                                                                                                                       |                                               |                                                             |                  | Site is not connected to either an existing PROW or cycle network                                                                                                                                                                                                      |       |
| Vehicle Access                    | 5                                                                                                                                       |                                               |                                                             |                  | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                                                                                       |       |
| Strategic Road Access             | 0                                                                                                                                       |                                               |                                                             |                  | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road                                                                                                                                 |       |
| Designated Heritage Assets        | 5                                                                                                                                       |                                               |                                                             |                  | Site does not contain any designated heritage assets                                                                                                                                                                                                                   |       |
| Non-Designated Heritage Assets    | 5                                                                                                                                       |                                               |                                                             |                  | Site does not contain any non-designated heritage assets                                                                                                                                                                                                               |       |
| Archaeological Assets             | 5                                                                                                                                       |                                               |                                                             |                  | Site is not thought to contain any assets of archaeological interest                                                                                                                                                                                                   |       |
| Minerals & Waste Constraints      | 0                                                                                                                                       |                                               |                                                             |                  | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development |       |
| Defined Open Space                | 5                                                                                                                                       |                                               |                                                             |                  | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                                                                                       |       |
| Green Belt & Green Wedge          | 0                                                                                                                                       |                                               |                                                             |                  | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                                                                                                          |       |
| Land Classification               | 0                                                                                                                                       |                                               |                                                             |                  | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                                                                           |       |
| Protected Natural Features        | 5                                                                                                                                       |                                               |                                                             |                  | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features                                                                                               |       |
| Flood Risk Constraints            | 1                                                                                                                                       |                                               |                                                             |                  | 25%-50% of the site area is within Flood Zone 3                                                                                                                                                                                                                        |       |
| Air Quality Management Areas      | 5                                                                                                                                       |                                               |                                                             |                  | Site is in excess of 500m from a designated AQMA                                                                                                                                                                                                                       |       |
| Ground Condition Constraints      | 3                                                                                                                                       |                                               |                                                             |                  | Ground treatment is expected to be required on part of the site                                                                                                                                                                                                        |       |
| Neighbouring Constraints          | N/A                                                                                                                                     |                                               |                                                             |                  |                                                                                                                                                                                                                                                                        |       |
| Proximity to Key Services         | N/A                                                                                                                                     |                                               |                                                             |                  |                                                                                                                                                                                                                                                                        |       |
| Community Facilities              | 5                                                                                                                                       |                                               |                                                             |                  | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                                                                      |       |
| Comments on Suitability           | Adjacent to Urban Area. Adjacent to Widford Industrial Estate. In range of bus stops. Vehicular access to the site is via Hanbury Road. |                                               |                                                             |                  |                                                                                                                                                                                                                                                                        |       |
| Availability Criteria:            |                                                                                                                                         |                                               |                                                             |                  | Availability Rating:                                                                                                                                                                                                                                                   | Green |
| Land Ownership                    | 5                                                                                                                                       | Held by developer/willing owner/public sector |                                                             |                  |                                                                                                                                                                                                                                                                        |       |
| Land Condition                    | 3                                                                                                                                       | Low intensity land uses                       |                                                             |                  |                                                                                                                                                                                                                                                                        |       |
| Legal Constraints                 | 5                                                                                                                                       | Site does not face any known legal issues     |                                                             |                  |                                                                                                                                                                                                                                                                        |       |
| Planning Permission or Allocation | N/A                                                                                                                                     |                                               |                                                             |                  |                                                                                                                                                                                                                                                                        |       |
| Comments on Availability          | Site occupied by other uses.                                                                                                            |                                               |                                                             |                  |                                                                                                                                                                                                                                                                        |       |
| Achievability Criteria:           |                                                                                                                                         |                                               | Achievability Rating:                                       | Green            |                                                                                                                                                                                                                                                                        |       |
| Viability                         | 5                                                                                                                                       | Development is likely viable                  |                                                             |                  |                                                                                                                                                                                                                                                                        |       |
| Timescale for Deliverability      | 5                                                                                                                                       | Up to 5 years                                 |                                                             |                  |                                                                                                                                                                                                                                                                        |       |
| Comments on Achievability         |                                                                                                                                         |                                               |                                                             |                  |                                                                                                                                                                                                                                                                        |       |

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| SHELAA Reference: CFS168          |                                                                                                                                                                 | RAG Rating:                                                                                                                                                                          | Amber                            | 01 November 2025 |
| Site Address:                     | Hills Yard, Beachs Drive, Chelmsford, CM1 2NJ                                                                                                                   |                                                                                                                                                                                      |                                  |                  |
| Parish:                           | Chelmsford                                                                                                                                                      | Total Score:                                                                                                                                                                         | 101                              |                  |
| Developable Site Area (ha):       | 0.855                                                                                                                                                           | Reason for discounted areas:                                                                                                                                                         | Sewage Pumping Station (0.035ha) |                  |
| Potential Yield:                  | 55                                                                                                                                                              | Typology:                                                                                                                                                                            | 15                               |                  |
| Proposed Use:                     | Residential                                                                                                                                                     | Comments on the size of site:                                                                                                                                                        |                                  |                  |
| Suitability Criteria:             |                                                                                                                                                                 |                                                                                                                                                                                      | Suitability Rating:              | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                               | Site is outside of any existing/proposed employment allocation                                                                                                                       |                                  |                  |
| Impact on Retail Areas            | 5                                                                                                                                                               | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                                  |                  |
| Proximity to the Workplace        | 5                                                                                                                                                               | Site is within 2km walking distance of an employment allocation                                                                                                                      |                                  |                  |
| Public Transport                  | 5                                                                                                                                                               | Site is within 400m walking distance of one or more services                                                                                                                         |                                  |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                               | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                                  |                  |
| Vehicle Access                    | 5                                                                                                                                                               | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                                  |                  |
| Strategic Road Access             | N/A                                                                                                                                                             |                                                                                                                                                                                      |                                  |                  |
| Designated Heritage Assets        | 5                                                                                                                                                               | Site does not contain any designated heritage assets                                                                                                                                 |                                  |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                               | Site does not contain any non-designated heritage assets                                                                                                                             |                                  |                  |
| Archaeological Assets             | 5                                                                                                                                                               | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                                  |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                               | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                                  |                  |
| Defined Open Space                | 5                                                                                                                                                               | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                                  |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                               | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                                  |                  |
| Land Classification               | 5                                                                                                                                                               | Site is predominantly Previously Developed Land                                                                                                                                      |                                  |                  |
| Protected Natural Features        | 0                                                                                                                                                               | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                                  |                  |
| Flood Risk Constraints            | 0                                                                                                                                                               | Over 50% of the site area is within Flood Zone 3                                                                                                                                     |                                  |                  |
| Air Quality Management Areas      | 5                                                                                                                                                               | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                                  |                  |
| Ground Condition Constraints      | 3                                                                                                                                                               | Ground treatment is expected to be required on part of the site                                                                                                                      |                                  |                  |
| Neighbouring Constraints          | 0                                                                                                                                                               | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |                                  |                  |
| Proximity to Key Services         | 3                                                                                                                                                               | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |                                  |                  |
| Community Facilities              | 3                                                                                                                                                               | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                                  |                  |
| Comments on Suitability           | Within Urban Area. In range of bus stops. Tree protected by TPO/2002/120 within 15 m of the site to the east. This might be a veteran tree.Category 2 site 933. |                                                                                                                                                                                      |                                  |                  |
| Availability Criteria:            |                                                                                                                                                                 |                                                                                                                                                                                      | Availability Rating:             | Green            |
| Land Ownership                    | 5                                                                                                                                                               | Held by developer/willing owner/public sector                                                                                                                                        |                                  |                  |
| Land Condition                    | 2                                                                                                                                                               | Established multiple uses                                                                                                                                                            |                                  |                  |
| Legal Constraints                 | 5                                                                                                                                                               | Site does not face any known legal issues                                                                                                                                            |                                  |                  |
| Planning Permission or Allocation | 23/00116/FUL received, yet to be determined                                                                                                                     |                                                                                                                                                                                      |                                  |                  |
| Comments on Availability          | Site occupied by other uses.                                                                                                                                    |                                                                                                                                                                                      |                                  |                  |
| Achievability Criteria:           |                                                                                                                                                                 |                                                                                                                                                                                      | Achievability Rating:            | Green            |
| Viability                         | 5                                                                                                                                                               | Development is likely viable                                                                                                                                                         |                                  |                  |
| Timescale for Deliverability      | 5                                                                                                                                                               | Up to 5 years                                                                                                                                                                        |                                  |                  |
| Comments on Achievability         |                                                                                                                                                                 |                                                                                                                                                                                      |                                  |                  |

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| <b>SHELAA Reference: CFS172</b>   |                                                                                                                                                                  | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Red</b>                                                  | <b>01 November 2025</b> |
| Site Address:                     | Land South East Of Southlands Cottages, Runwell Road, Runwell, Wickford, Essex                                                                                   |                                                                                                                                                                                      |                                                             |                         |
| Parish:                           | Rettendon                                                                                                                                                        | Total Score:                                                                                                                                                                         | 98                                                          |                         |
| Developable Site Area (ha):       | 28.73                                                                                                                                                            | Reason for discounted areas:                                                                                                                                                         | Electricity line (0.01ha)                                   |                         |
| Potential Yield:                  | 352                                                                                                                                                              | Typology:                                                                                                                                                                            | 28                                                          |                         |
| Proposed Use:                     | Mixed Use                                                                                                                                                        | Comments on the size of site:                                                                                                                                                        | Size of site is potentially suitable for all employment use |                         |
| <b>Suitability Criteria:</b>      |                                                                                                                                                                  | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Red</b>                                                  |                         |
| Proximity to Employment Areas     | 5                                                                                                                                                                | Site is outside of any existing/proposed employment allocation                                                                                                                       |                                                             |                         |
| Impact on Retail Areas            | 5                                                                                                                                                                | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                                                             |                         |
| Proximity to the Workplace        | 5                                                                                                                                                                | Site is within 2km walking distance of an employment allocation                                                                                                                      |                                                             |                         |
| Public Transport                  | 5                                                                                                                                                                | Site is within 400m walking distance of one or more services                                                                                                                         |                                                             |                         |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                                                             |                         |
| Vehicle Access                    | 5                                                                                                                                                                | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                                                             |                         |
| Strategic Road Access             | 5                                                                                                                                                                | Site has direct access to or is adjacent to the strategic road network                                                                                                               |                                                             |                         |
| Designated Heritage Assets        | 5                                                                                                                                                                | Site does not contain any designated heritage assets                                                                                                                                 |                                                             |                         |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                | Site does not contain any non-designated heritage assets                                                                                                                             |                                                             |                         |
| Archaeological Assets             | 5                                                                                                                                                                | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                                                             |                         |
| Minerals & Waste Constraints      | 2                                                                                                                                                                | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment           |                                                             |                         |
| Defined Open Space                | 5                                                                                                                                                                | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                                                             |                         |
| Green Belt & Green Wedge          | 0                                                                                                                                                                | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |                                                             |                         |
| Land Classification               | 0                                                                                                                                                                | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                                                             |                         |
| Protected Natural Features        | 0                                                                                                                                                                | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                                                             |                         |
| Flood Risk Constraints            | 5                                                                                                                                                                | Site is wholly within Flood Zone 1                                                                                                                                                   |                                                             |                         |
| Air Quality Management Areas      | 5                                                                                                                                                                | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                                                             |                         |
| Ground Condition Constraints      | 3                                                                                                                                                                | Ground treatment is expected to be required on part of the site                                                                                                                      |                                                             |                         |
| Neighbouring Constraints          | 0                                                                                                                                                                | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |                                                             |                         |
| Proximity to Key Services         | 0                                                                                                                                                                | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                                                             |                         |
| Community Facilities              | 3                                                                                                                                                                | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                                                             |                         |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Vehicular access off Runwell Road (A132). 0.591ha protected under TPO/2001/078.Category 4 SOPC000015 to the west of site. |                                                                                                                                                                                      |                                                             |                         |
| <b>Availability Criteria:</b>     |                                                                                                                                                                  | <b>Availability Rating:</b>                                                                                                                                                          | <b>Green</b>                                                |                         |
| Land Ownership                    | 5                                                                                                                                                                | Held by developer/willing owner/public sector                                                                                                                                        |                                                             |                         |
| Land Condition                    | 5                                                                                                                                                                | Vacant land & buildings                                                                                                                                                              |                                                             |                         |
| Legal Constraints                 | 5                                                                                                                                                                | Site does not face any known legal issues                                                                                                                                            |                                                             |                         |
| Planning Permission or Allocation | N/A                                                                                                                                                              |                                                                                                                                                                                      |                                                             |                         |
| Comments on Availability          |                                                                                                                                                                  |                                                                                                                                                                                      |                                                             |                         |
| <b>Achievability Criteria:</b>    |                                                                                                                                                                  | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b>                                                |                         |
| Viability                         | 5                                                                                                                                                                | Development is likely viable                                                                                                                                                         |                                                             |                         |
| Timescale for Deliverability      | 5                                                                                                                                                                | Up to 5 years                                                                                                                                                                        |                                                             |                         |
| Comments on Achievability         |                                                                                                                                                                  |                                                                                                                                                                                      |                                                             |                         |

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| SHELAA Reference: CFS173          |                                                                                                                                                                                                                                                            | RAG Rating:                                                                                                                                                                        | Amber                 | 01 November 2025 |
| Site Address:                     | Land Adjacent Danbury Mission Evangelical Church, Maldon Road, Danbury, Chelmsford, Essex                                                                                                                                                                  |                                                                                                                                                                                    |                       |                  |
| Parish:                           | Danbury                                                                                                                                                                                                                                                    | Total Score:                                                                                                                                                                       | 95                    |                  |
| Developable Site Area (ha):       | 0.45                                                                                                                                                                                                                                                       | Reason for discounted areas:                                                                                                                                                       |                       |                  |
| Potential Yield:                  | 35                                                                                                                                                                                                                                                         | Typology:                                                                                                                                                                          | 30                    |                  |
| Proposed Use:                     | Residential - Older persons                                                                                                                                                                                                                                | Comments on the size of site:                                                                                                                                                      |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                                            |                                                                                                                                                                                    | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                                          | Site is outside of any existing/proposed employment allocation                                                                                                                     |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                                          | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                                          | Site is within 2km walking distance of an employment allocation                                                                                                                    |                       |                  |
| Public Transport                  | 5                                                                                                                                                                                                                                                          | Site is within 400m walking distance of one or more services                                                                                                                       |                       |                  |
| PROW and Cycling Connectivity     | 0                                                                                                                                                                                                                                                          | Site is not connected to either an existing PROW or cycle network                                                                                                                  |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                                          | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                                        |                                                                                                                                                                                    |                       |                  |
| Designated Heritage Assets        | 0                                                                                                                                                                                                                                                          | Site contains one or more designated heritage assets                                                                                                                               |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                                                          | Site does not contain any non-designated heritage assets                                                                                                                           |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                                                          | Site is not thought to contain any assets of archaeological interest                                                                                                               |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                                                                          | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                                                                                                          | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                                                                          | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                |                       |                  |
| Land Classification               | 5                                                                                                                                                                                                                                                          | Site is predominantly Previously Developed Land                                                                                                                                    |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                                          | Site partially or wholly comprises of one or more protected natural features                                                                                                       |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                                                                          | Site is wholly within Flood Zone 1                                                                                                                                                 |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                          | Site is in excess of 500m from a designated AQMA                                                                                                                                   |                       |                  |
| Ground Condition Constraints      | 3                                                                                                                                                                                                                                                          | Ground treatment is expected to be required on part of the site                                                                                                                    |                       |                  |
| Neighbouring Constraints          | 0                                                                                                                                                                                                                                                          | Site has neighbouring constraints with no potential for mitigation                                                                                                                 |                       |                  |
| Proximity to Key Services         | 5                                                                                                                                                                                                                                                          | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                      |                       |                  |
| Community Facilities              | 0                                                                                                                                                                                                                                                          | Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                   |                       |                  |
| Comments on Suitability           | Within DSB. In range of bus stops. Vehicular access via Medical Centre development. Within conservation area. 0.073ha protected under TPO/2002/064 and site within 100m of Bell Meadow (LoWS) and Hitchcocks Meadow (Essex Wildlife Trust Nature Reserve). |                                                                                                                                                                                    |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                                            |                                                                                                                                                                                    | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                                                                          | Held by developer/willing owner/public sector                                                                                                                                      |                       |                  |
| Land Condition                    | 4                                                                                                                                                                                                                                                          | Established single use                                                                                                                                                             |                       |                  |
| Legal Constraints                 | 3                                                                                                                                                                                                                                                          | Site may possibly face legal issues                                                                                                                                                |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                                        |                                                                                                                                                                                    |                       |                  |
| Comments on Availability          | Medical Centre on sitePossible ransom strip. Right of way over the land. Site occupied by other users.                                                                                                                                                     |                                                                                                                                                                                    |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                                            |                                                                                                                                                                                    | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                                                                                                          | Development is likely viable                                                                                                                                                       |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                                          | Up to 5 years                                                                                                                                                                      |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                                            |                                                                                                                                                                                    |                       |                  |



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| <b>SHELAA Reference: CFS174</b>   |                                                                                                                                                                                                              | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                     | Land West Of Byfield House, Stock Road, Stock, Ingatestone, Essex                                                                                                                                            |                                                                                                                                                                                      |              |                         |
| Parish:                           | Danbury                                                                                                                                                                                                      | Total Score:                                                                                                                                                                         | 106          |                         |
| Developable Site Area (ha):       | 1.68                                                                                                                                                                                                         | Reason for discounted areas:                                                                                                                                                         |              |                         |
| Potential Yield:                  | 38                                                                                                                                                                                                           | Typology:                                                                                                                                                                            | 3            |                         |
| Proposed Use:                     | Residential                                                                                                                                                                                                  | Comments on the size of site:                                                                                                                                                        |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                                                                                                                                              | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Red</b>   |                         |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                            | Site is outside of any existing/proposed employment allocation                                                                                                                       |              |                         |
| Impact on Retail Areas            | 5                                                                                                                                                                                                            | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |              |                         |
| Proximity to the Workplace        | 5                                                                                                                                                                                                            | Site is within 2km walking distance of an employment allocation                                                                                                                      |              |                         |
| Public Transport                  | 5                                                                                                                                                                                                            | Site is within 400m walking distance of one or more services                                                                                                                         |              |                         |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                            | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |              |                         |
| Vehicle Access                    | 5                                                                                                                                                                                                            | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |              |                         |
| Strategic Road Access             | N/A                                                                                                                                                                                                          |                                                                                                                                                                                      |              |                         |
| Designated Heritage Assets        | 5                                                                                                                                                                                                            | Site does not contain any designated heritage assets                                                                                                                                 |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                            | Site does not contain any non-designated heritage assets                                                                                                                             |              |                         |
| Archaeological Assets             | 5                                                                                                                                                                                                            | Site is not thought to contain any assets of archaeological interest                                                                                                                 |              |                         |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                            | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |              |                         |
| Defined Open Space                | 5                                                                                                                                                                                                            | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |              |                         |
| Green Belt & Green Wedge          | 0                                                                                                                                                                                                            | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |              |                         |
| Land Classification               | 0                                                                                                                                                                                                            | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |              |                         |
| Protected Natural Features        | 0                                                                                                                                                                                                            | Site partially or wholly comprises of one or more protected natural features                                                                                                         |              |                         |
| Flood Risk Constraints            | 5                                                                                                                                                                                                            | Site is wholly within Flood Zone 1                                                                                                                                                   |              |                         |
| Air Quality Management Areas      | 5                                                                                                                                                                                                            | Site is in excess of 500m from a designated AQMA                                                                                                                                     |              |                         |
| Ground Condition Constraints      | 3                                                                                                                                                                                                            | Ground treatment is expected to be required on part of the site                                                                                                                      |              |                         |
| Neighbouring Constraints          | 5                                                                                                                                                                                                            | Site has no neighbouring constraints                                                                                                                                                 |              |                         |
| Proximity to Key Services         | 5                                                                                                                                                                                                            | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                        |              |                         |
| Community Facilities              | 3                                                                                                                                                                                                            | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |              |                         |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Vehicle Access via Stock Road and Crondon Park Lane. TPO/2015/003 adjacent site boundary. This TPO may contain veteran trees. Category 4 site to the east SOPC000205. |                                                                                                                                                                                      |              |                         |
| <b>Availability Criteria:</b>     |                                                                                                                                                                                                              | <b>Availability Rating:</b>                                                                                                                                                          | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                                                                                                                                            | Held by developer/willing owner/public sector                                                                                                                                        |              |                         |
| Land Condition                    | 5                                                                                                                                                                                                            | Vacant land & buildings                                                                                                                                                              |              |                         |
| Legal Constraints                 | 5                                                                                                                                                                                                            | Site does not face any known legal issues                                                                                                                                            |              |                         |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                          |                                                                                                                                                                                      |              |                         |
| Comments on Availability          |                                                                                                                                                                                                              |                                                                                                                                                                                      |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                                                                                                                                              | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b> |                         |
| Viability                         | 5                                                                                                                                                                                                            | Development is likely viable                                                                                                                                                         |              |                         |
| Timescale for Deliverability      | 5                                                                                                                                                                                                            | Up to 5 years                                                                                                                                                                        |              |                         |
| Comments on Achievability         |                                                                                                                                                                                                              |                                                                                                                                                                                      |              |                         |



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| SHELAA Reference: CFS175          |                                                                                 | RAG Rating:                                                                                                                                                                        |    | Red                   | 01 November 2025 |  |
| Site Address:                     |                                                                                 | Driving Range And Golf Academy, Crondon Park Golf Club, Stock Road, Stock, Ingatestone, Essex, CM4 9DP                                                                             |    |                       |                  |  |
| Parish:                           | Stock                                                                           | Total Score:                                                                                                                                                                       | 88 |                       |                  |  |
| Developable Site Area (ha):       | 5.81                                                                            | Reason for discounted areas:                                                                                                                                                       |    |                       |                  |  |
| Potential Yield:                  | 100                                                                             | Typology:                                                                                                                                                                          | 2  |                       |                  |  |
| Proposed Use:                     | Residential                                                                     | Comments on the size of site:                                                                                                                                                      |    |                       |                  |  |
| Suitability Criteria:             |                                                                                 |                                                                                                                                                                                    |    | Suitability Rating:   | Red              |  |
| Proximity to Employment Areas     | 5                                                                               | Site is outside of any existing/proposed employment allocation                                                                                                                     |    |                       |                  |  |
| Impact on Retail Areas            | 5                                                                               | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |    |                       |                  |  |
| Proximity to the Workplace        | 5                                                                               | Site is within 2km walking distance of an employment allocation                                                                                                                    |    |                       |                  |  |
| Public Transport                  | 0                                                                               | Site is in excess of 400m walking distance from all services                                                                                                                       |    |                       |                  |  |
| PROW and Cycling Connectivity     | 0                                                                               | Site is not connected to either an existing PROW or cycle network                                                                                                                  |    |                       |                  |  |
| Vehicle Access                    | 5                                                                               | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |    |                       |                  |  |
| Strategic Road Access             | N/A                                                                             |                                                                                                                                                                                    |    |                       |                  |  |
| Designated Heritage Assets        | 5                                                                               | Site does not contain any designated heritage assets                                                                                                                               |    |                       |                  |  |
| Non-Designated Heritage Assets    | 5                                                                               | Site does not contain any non-designated heritage assets                                                                                                                           |    |                       |                  |  |
| Archaeological Assets             | 5                                                                               | Site is not thought to contain any assets of archaeological interest                                                                                                               |    |                       |                  |  |
| Minerals & Waste Constraints      | 5                                                                               | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |    |                       |                  |  |
| Defined Open Space                | 0                                                                               | The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                         |    |                       |                  |  |
| Green Belt & Green Wedge          | 0                                                                               | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                      |    |                       |                  |  |
| Land Classification               | 0                                                                               | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |    |                       |                  |  |
| Protected Natural Features        | 5                                                                               | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features           |    |                       |                  |  |
| Flood Risk Constraints            | 5                                                                               | Site is wholly within Flood Zone 1                                                                                                                                                 |    |                       |                  |  |
| Air Quality Management Areas      | 5                                                                               | Site is in excess of 500m from a designated AQMA                                                                                                                                   |    |                       |                  |  |
| Ground Condition Constraints      | 5                                                                               | Ground treatment is not expected to be required                                                                                                                                    |    |                       |                  |  |
| Neighbouring Constraints          | 5                                                                               | Site has no neighbouring constraints                                                                                                                                               |    |                       |                  |  |
| Proximity to Key Services         | 0                                                                               | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                            |    |                       |                  |  |
| Community Facilities              | 0                                                                               | Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                   |    |                       |                  |  |
| Comments on Suitability           | Outside of DSB. Vehicle Access via Crondon Park Lane. Outdoor Sports (Private). |                                                                                                                                                                                    |    |                       |                  |  |
| Availability Criteria:            |                                                                                 |                                                                                                                                                                                    |    | Availability Rating:  | Green            |  |
| Land Ownership                    | 5                                                                               | Held by developer/willing owner/public sector                                                                                                                                      |    |                       |                  |  |
| Land Condition                    | 3                                                                               | Low intensity land uses                                                                                                                                                            |    |                       |                  |  |
| Legal Constraints                 | 5                                                                               | Site does not face any known legal issues                                                                                                                                          |    |                       |                  |  |
| Planning Permission or Allocation | N/A                                                                             |                                                                                                                                                                                    |    |                       |                  |  |
| Comments on Availability          | Site occupied by other uses.                                                    |                                                                                                                                                                                    |    |                       |                  |  |
| Achievability Criteria:           |                                                                                 |                                                                                                                                                                                    |    | Achievability Rating: | Green            |  |
| Viability                         | 5                                                                               | Development is likely viable                                                                                                                                                       |    |                       |                  |  |
| Timescale for Deliverability      | 5                                                                               | Up to 5 years                                                                                                                                                                      |    |                       |                  |  |
| Comments on Achievability         |                                                                                 |                                                                                                                                                                                    |    |                       |                  |  |

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| <b>SHELAA Reference: CFS176</b>   |                                                                                                                      | <b>RAG Rating:</b>                                                                                                                                                                 | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                     | Crondon Park Golf Club Barn, Stock Road, Stock, Ingatestone, Essex                                                   |                                                                                                                                                                                    |              |                         |
| Parish:                           | Stock                                                                                                                | Total Score:                                                                                                                                                                       | 78           |                         |
| Developable Site Area (ha):       | 3.88                                                                                                                 | Reason for discounted areas:                                                                                                                                                       |              |                         |
| Potential Yield:                  | 0                                                                                                                    | Typology:                                                                                                                                                                          | N/A          |                         |
| Proposed Use:                     | Community Facility                                                                                                   | Comments on the size of site:                                                                                                                                                      |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                                                      | <b>Suitability Rating:</b>                                                                                                                                                         | <b>Red</b>   |                         |
| Proximity to Employment Areas     | 5                                                                                                                    | Site is outside of any existing/proposed employment allocation                                                                                                                     |              |                         |
| Impact on Retail Areas            | 5                                                                                                                    | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |              |                         |
| Proximity to the Workplace        | N/A                                                                                                                  |                                                                                                                                                                                    |              |                         |
| Public Transport                  | 0                                                                                                                    | Site is in excess of 400m walking distance from all services                                                                                                                       |              |                         |
| PROW and Cycling Connectivity     | 0                                                                                                                    | Site is not connected to either an existing PROW or cycle network                                                                                                                  |              |                         |
| Vehicle Access                    | 5                                                                                                                    | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |              |                         |
| Strategic Road Access             | N/A                                                                                                                  |                                                                                                                                                                                    |              |                         |
| Designated Heritage Assets        | 0                                                                                                                    | Site contains one or more designated heritage assets                                                                                                                               |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                                                    | Site does not contain any non-designated heritage assets                                                                                                                           |              |                         |
| Archaeological Assets             | 5                                                                                                                    | Site is not thought to contain any assets of archaeological interest                                                                                                               |              |                         |
| Minerals & Waste Constraints      | 5                                                                                                                    | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |              |                         |
| Defined Open Space                | 0                                                                                                                    | The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                         |              |                         |
| Green Belt & Green Wedge          | 0                                                                                                                    | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                      |              |                         |
| Land Classification               | 0                                                                                                                    | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |              |                         |
| Protected Natural Features        | 5                                                                                                                    | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features           |              |                         |
| Flood Risk Constraints            | 5                                                                                                                    | Site is wholly within Flood Zone 1                                                                                                                                                 |              |                         |
| Air Quality Management Areas      | 5                                                                                                                    | Site is in excess of 500m from a designated AQMA                                                                                                                                   |              |                         |
| Ground Condition Constraints      | 5                                                                                                                    | Ground treatment is not expected to be required                                                                                                                                    |              |                         |
| Neighbouring Constraints          | N/A                                                                                                                  |                                                                                                                                                                                    |              |                         |
| Proximity to Key Services         | N/A                                                                                                                  |                                                                                                                                                                                    |              |                         |
| Community Facilities              | 5                                                                                                                    | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |              |                         |
| Comments on Suitability           | Outside of DSB. Vehicle Access via Crondon Park Lane. Grade 2 listed building within site. Outdoor Sports (Private). |                                                                                                                                                                                    |              |                         |
| <b>Availability Criteria:</b>     |                                                                                                                      | <b>Availability Rating:</b>                                                                                                                                                        | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                                                    | Held by developer/willing owner/public sector                                                                                                                                      |              |                         |
| Land Condition                    | 3                                                                                                                    | Low intensity land uses                                                                                                                                                            |              |                         |
| Legal Constraints                 | 5                                                                                                                    | Site does not face any known legal issues                                                                                                                                          |              |                         |
| Planning Permission or Allocation | N/A                                                                                                                  |                                                                                                                                                                                    |              |                         |
| Comments on Availability          | Site occupied by other uses.                                                                                         |                                                                                                                                                                                    |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                                                      | <b>Achievability Rating:</b>                                                                                                                                                       | <b>Green</b> |                         |
| Viability                         | 5                                                                                                                    | Development is likely viable                                                                                                                                                       |              |                         |
| Timescale for Deliverability      | 5                                                                                                                    | Up to 5 years                                                                                                                                                                      |              |                         |
| Comments on Achievability         |                                                                                                                      |                                                                                                                                                                                    |              |                         |

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| <b>SHELAA Reference: CFS177</b>   |                                                                                                                                | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Red</b>                    | <b>01 November 2025</b> |
| Site Address:                     | Land South And North West Of Lynfords Drive, Runwell, Wickford, Essex                                                          |                                                                                                                                                                                      |                               |                         |
| Parish:                           | Runwell                                                                                                                        | Total Score:                                                                                                                                                                         | 90                            |                         |
| Developable Site Area (ha):       | 1.702                                                                                                                          | Reason for discounted areas:                                                                                                                                                         | Gas pipe and Buffer (0.098ha) |                         |
| Potential Yield:                  | 38                                                                                                                             | Typology:                                                                                                                                                                            | 3                             |                         |
| Proposed Use:                     | Residential                                                                                                                    | Comments on the size of site:                                                                                                                                                        |                               |                         |
| <b>Suitability Criteria:</b>      |                                                                                                                                | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Red</b>                    |                         |
| Proximity to Employment Areas     | 5                                                                                                                              | Site is outside of any existing/proposed employment allocation                                                                                                                       |                               |                         |
| Impact on Retail Areas            | 5                                                                                                                              | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                               |                         |
| Proximity to the Workplace        | 5                                                                                                                              | Site is within 2km walking distance of an employment allocation                                                                                                                      |                               |                         |
| Public Transport                  | 0                                                                                                                              | Site is in excess of 400m walking distance from all services                                                                                                                         |                               |                         |
| PROW and Cycling Connectivity     | 0                                                                                                                              | Site is not connected to either an existing PROW or cycle network                                                                                                                    |                               |                         |
| Vehicle Access                    | 5                                                                                                                              | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                               |                         |
| Strategic Road Access             | N/A                                                                                                                            |                                                                                                                                                                                      |                               |                         |
| Designated Heritage Assets        | 5                                                                                                                              | Site does not contain any designated heritage assets                                                                                                                                 |                               |                         |
| Non-Designated Heritage Assets    | 5                                                                                                                              | Site does not contain any non-designated heritage assets                                                                                                                             |                               |                         |
| Archaeological Assets             | 5                                                                                                                              | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                               |                         |
| Minerals & Waste Constraints      | 5                                                                                                                              | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                               |                         |
| Defined Open Space                | 5                                                                                                                              | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                               |                         |
| Green Belt & Green Wedge          | 0                                                                                                                              | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |                               |                         |
| Land Classification               | 0                                                                                                                              | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                               |                         |
| Protected Natural Features        | 0                                                                                                                              | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                               |                         |
| Flood Risk Constraints            | 5                                                                                                                              | Site is wholly within Flood Zone 1                                                                                                                                                   |                               |                         |
| Air Quality Management Areas      | 5                                                                                                                              | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                               |                         |
| Ground Condition Constraints      | 3                                                                                                                              | Ground treatment is expected to be required on part of the site                                                                                                                      |                               |                         |
| Neighbouring Constraints          | 5                                                                                                                              | Site has no neighbouring constraints                                                                                                                                                 |                               |                         |
| Proximity to Key Services         | 0                                                                                                                              | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                               |                         |
| Community Facilities              | 3                                                                                                                              | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                               |                         |
| Comments on Suitability           | Outside of DSB. Two trees protected by TPO/2006/072 within 15m of the northern site boundary, may be veteran trees.SOPC000853. |                                                                                                                                                                                      |                               |                         |
| <b>Availability Criteria:</b>     |                                                                                                                                | <b>Availability Rating:</b>                                                                                                                                                          | <b>Green</b>                  |                         |
| Land Ownership                    | 5                                                                                                                              | Held by developer/willing owner/public sector                                                                                                                                        |                               |                         |
| Land Condition                    | 4                                                                                                                              | Established single use                                                                                                                                                               |                               |                         |
| Legal Constraints                 | 5                                                                                                                              | Site does not face any known legal issues                                                                                                                                            |                               |                         |
| Planning Permission or Allocation | N/A                                                                                                                            |                                                                                                                                                                                      |                               |                         |
| Comments on Availability          | Site occupied by other uses.                                                                                                   |                                                                                                                                                                                      |                               |                         |
| <b>Achievability Criteria:</b>    |                                                                                                                                | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b>                  |                         |
| Viability                         | 5                                                                                                                              | Development is likely viable                                                                                                                                                         |                               |                         |
| Timescale for Deliverability      | 5                                                                                                                              | Up to 5 years                                                                                                                                                                        |                               |                         |
| Comments on Achievability         |                                                                                                                                |                                                                                                                                                                                      |                               |                         |

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| SHELAA Reference: CFS178          |                                                                                            | RAG Rating:                                                                                                                                                                                                                                                            | Amber                 | 01 November 2025 |
| Site Address:                     | Greenacres, Domsey Lane, Little Waltham, Chelmsford, Essex, CM3 3PS                        |                                                                                                                                                                                                                                                                        |                       |                  |
| Parish:                           | Little Waltham                                                                             | Total Score:                                                                                                                                                                                                                                                           | 96                    |                  |
| Developable Site Area (ha):       | 2.48                                                                                       | Reason for discounted areas:                                                                                                                                                                                                                                           |                       |                  |
| Potential Yield:                  | 49                                                                                         | Typology:                                                                                                                                                                                                                                                              | 3                     |                  |
| Proposed Use:                     | Residential                                                                                | Comments on the size of site:                                                                                                                                                                                                                                          |                       |                  |
| Suitability Criteria:             |                                                                                            |                                                                                                                                                                                                                                                                        | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                          | Site is outside of any existing/proposed employment allocation                                                                                                                                                                                                         |                       |                  |
| Impact on Retail Areas            | 5                                                                                          | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                                                                                     |                       |                  |
| Proximity to the Workplace        | 5                                                                                          | Site is within 2km walking distance of an employment allocation                                                                                                                                                                                                        |                       |                  |
| Public Transport                  | 0                                                                                          | Site is in excess of 400m walking distance from all services                                                                                                                                                                                                           |                       |                  |
| PROW and Cycling Connectivity     | 0                                                                                          | Site is not connected to either an existing PROW or cycle network                                                                                                                                                                                                      |                       |                  |
| Vehicle Access                    | 5                                                                                          | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                                                                                       |                       |                  |
| Strategic Road Access             | N/A                                                                                        |                                                                                                                                                                                                                                                                        |                       |                  |
| Designated Heritage Assets        | 5                                                                                          | Site does not contain any designated heritage assets                                                                                                                                                                                                                   |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                          | Site does not contain any non-designated heritage assets                                                                                                                                                                                                               |                       |                  |
| Archaeological Assets             | 5                                                                                          | Site is not thought to contain any assets of archaeological interest                                                                                                                                                                                                   |                       |                  |
| Minerals & Waste Constraints      | 0                                                                                          | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development |                       |                  |
| Defined Open Space                | 5                                                                                          | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                                                                                       |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                          | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                                                                                    |                       |                  |
| Land Classification               | 0                                                                                          | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                                                                           |                       |                  |
| Protected Natural Features        | 5                                                                                          | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features                                                                                               |                       |                  |
| Flood Risk Constraints            | 5                                                                                          | Site is wholly within Flood Zone 1                                                                                                                                                                                                                                     |                       |                  |
| Air Quality Management Areas      | 5                                                                                          | Site is in excess of 500m from a designated AQMA                                                                                                                                                                                                                       |                       |                  |
| Ground Condition Constraints      | 5                                                                                          | Ground treatment is not expected to be required                                                                                                                                                                                                                        |                       |                  |
| Neighbouring Constraints          | 5                                                                                          | Site has no neighbouring constraints                                                                                                                                                                                                                                   |                       |                  |
| Proximity to Key Services         | 0                                                                                          | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                                                                                                                |                       |                  |
| Community Facilities              | 3                                                                                          | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                                                                   |                       |                  |
| Comments on Suitability           | Within Urban Area.                                                                         |                                                                                                                                                                                                                                                                        |                       |                  |
| Availability Criteria:            |                                                                                            |                                                                                                                                                                                                                                                                        | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                          | Held by developer/willing owner/public sector                                                                                                                                                                                                                          |                       |                  |
| Land Condition                    | 3                                                                                          | Low intensity land uses                                                                                                                                                                                                                                                |                       |                  |
| Legal Constraints                 | 5                                                                                          | Site does not face any known legal issues                                                                                                                                                                                                                              |                       |                  |
| Planning Permission or Allocation | Small section already allocation in the Local Plan, forming part of SGS6. See 22/00001/MAS |                                                                                                                                                                                                                                                                        |                       |                  |
| Comments on Availability          | Site currently in use for other purpose.                                                   |                                                                                                                                                                                                                                                                        |                       |                  |
| Achievability Criteria:           |                                                                                            |                                                                                                                                                                                                                                                                        | Achievability Rating: | Green            |
| Viability                         | 5                                                                                          | Development is likely viable                                                                                                                                                                                                                                           |                       |                  |
| Timescale for Deliverability      | 5                                                                                          | Up to 5 years                                                                                                                                                                                                                                                          |                       |                  |
| Comments on Achievability         |                                                                                            |                                                                                                                                                                                                                                                                        |                       |                  |

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| <b>SHELAA Reference: CFS179</b>   |                                                                                 | <b>RAG Rating:</b>                                                                                                                                                                 | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                     | Land South Of Hunters Moon, Whites Hill, Stock, Ingatestone, Essex              |                                                                                                                                                                                    |              |                         |
| Parish:                           | Stock                                                                           | Total Score:                                                                                                                                                                       | 106          |                         |
| Developable Site Area (ha):       | 0.3                                                                             | Reason for discounted areas:                                                                                                                                                       |              |                         |
| Potential Yield:                  | 9                                                                               | Typology:                                                                                                                                                                          | 17           |                         |
| Proposed Use:                     | Residential                                                                     | Comments on the size of site:                                                                                                                                                      |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                 | <b>Suitability Rating:</b>                                                                                                                                                         | <b>Red</b>   |                         |
| Proximity to Employment Areas     | 5                                                                               | Site is outside of any existing/proposed employment allocation                                                                                                                     |              |                         |
| Impact on Retail Areas            | 5                                                                               | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |              |                         |
| Proximity to the Workplace        | 5                                                                               | Site is within 2km walking distance of an employment allocation                                                                                                                    |              |                         |
| Public Transport                  | 0                                                                               | Site is in excess of 400m walking distance from all services                                                                                                                       |              |                         |
| PROW and Cycling Connectivity     | 5                                                                               | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |              |                         |
| Vehicle Access                    | 5                                                                               | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |              |                         |
| Strategic Road Access             | N/A                                                                             |                                                                                                                                                                                    |              |                         |
| Designated Heritage Assets        | 3                                                                               | Site is adjacent to one or more designated heritage assets                                                                                                                         |              |                         |
| Non-Designated Heritage Assets    | 5                                                                               | Site does not contain any non-designated heritage assets                                                                                                                           |              |                         |
| Archaeological Assets             | 5                                                                               | Site is not thought to contain any assets of archaeological interest                                                                                                               |              |                         |
| Minerals & Waste Constraints      | 5                                                                               | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |              |                         |
| Defined Open Space                | 5                                                                               | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |              |                         |
| Green Belt & Green Wedge          | 0                                                                               | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                      |              |                         |
| Land Classification               | 0                                                                               | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |              |                         |
| Protected Natural Features        | 5                                                                               | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features           |              |                         |
| Flood Risk Constraints            | 5                                                                               | Site is wholly within Flood Zone 1                                                                                                                                                 |              |                         |
| Air Quality Management Areas      | 5                                                                               | Site is in excess of 500m from a designated AQMA                                                                                                                                   |              |                         |
| Ground Condition Constraints      | 5                                                                               | Ground treatment is not expected to be required                                                                                                                                    |              |                         |
| Neighbouring Constraints          | 5                                                                               | Site has no neighbouring constraints                                                                                                                                               |              |                         |
| Proximity to Key Services         | 3                                                                               | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                       |              |                         |
| Community Facilities              | 5                                                                               | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |              |                         |
| Comments on Suitability           | Outside of DSB. Access off of Madles Lane. Adjacent to Grade 2 listed building. |                                                                                                                                                                                    |              |                         |
| <b>Availability Criteria:</b>     |                                                                                 | <b>Availability Rating:</b>                                                                                                                                                        | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                               | Held by developer/willing owner/public sector                                                                                                                                      |              |                         |
| Land Condition                    | 5                                                                               | Vacant land & buildings                                                                                                                                                            |              |                         |
| Legal Constraints                 | 5                                                                               | Site does not face any known legal issues                                                                                                                                          |              |                         |
| Planning Permission or Allocation | N/A                                                                             |                                                                                                                                                                                    |              |                         |
| Comments on Availability          |                                                                                 |                                                                                                                                                                                    |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                 | <b>Achievability Rating:</b>                                                                                                                                                       | <b>Green</b> |                         |
| Viability                         | 5                                                                               | Development is likely viable                                                                                                                                                       |              |                         |
| Timescale for Deliverability      | 5                                                                               | Up to 5 years                                                                                                                                                                      |              |                         |
| Comments on Achievability         |                                                                                 |                                                                                                                                                                                    |              |                         |

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| <b>SHELAA Reference: CFS180</b>   |                                                                                                                                                                                               | <b>RAG Rating:</b>                                                                                                                                                                 | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                     | Land Adjacent to Newells, Slades Lane, Galleywood, Chelmsford, Essex                                                                                                                          |                                                                                                                                                                                    |              |                         |
| Parish:                           | Galleywood                                                                                                                                                                                    | Total Score:                                                                                                                                                                       | 103          |                         |
| Developable Site Area (ha):       | 0.36                                                                                                                                                                                          | Reason for discounted areas:                                                                                                                                                       |              |                         |
| Potential Yield:                  | 11                                                                                                                                                                                            | Typology:                                                                                                                                                                          | 17           |                         |
| Proposed Use:                     | Residential                                                                                                                                                                                   | Comments on the size of site:                                                                                                                                                      |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                                                                                                                               | <b>Suitability Rating:</b>                                                                                                                                                         | <b>Red</b>   |                         |
| Proximity to Employment Areas     | 5                                                                                                                                                                                             | Site is outside of any existing/proposed employment allocation                                                                                                                     |              |                         |
| Impact on Retail Areas            | 5                                                                                                                                                                                             | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |              |                         |
| Proximity to the Workplace        | 5                                                                                                                                                                                             | Site is within 2km walking distance of an employment allocation                                                                                                                    |              |                         |
| Public Transport                  | 5                                                                                                                                                                                             | Site is within 400m walking distance of one or more services                                                                                                                       |              |                         |
| PROW and Cycling Connectivity     | 0                                                                                                                                                                                             | Site is not connected to either an existing PROW or cycle network                                                                                                                  |              |                         |
| Vehicle Access                    | 5                                                                                                                                                                                             | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |              |                         |
| Strategic Road Access             | N/A                                                                                                                                                                                           |                                                                                                                                                                                    |              |                         |
| Designated Heritage Assets        | 5                                                                                                                                                                                             | Site does not contain any designated heritage assets                                                                                                                               |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                             | Site does not contain any non-designated heritage assets                                                                                                                           |              |                         |
| Archaeological Assets             | 5                                                                                                                                                                                             | Site is not thought to contain any assets of archaeological interest                                                                                                               |              |                         |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                             | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |              |                         |
| Defined Open Space                | 5                                                                                                                                                                                             | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |              |                         |
| Green Belt & Green Wedge          | 0                                                                                                                                                                                             | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                      |              |                         |
| Land Classification               | 0                                                                                                                                                                                             | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |              |                         |
| Protected Natural Features        | 0                                                                                                                                                                                             | Site partially or wholly comprises of one or more protected natural features                                                                                                       |              |                         |
| Flood Risk Constraints            | 5                                                                                                                                                                                             | Site is wholly within Flood Zone 1                                                                                                                                                 |              |                         |
| Air Quality Management Areas      | 5                                                                                                                                                                                             | Site is in excess of 500m from a designated AQMA                                                                                                                                   |              |                         |
| Ground Condition Constraints      | 5                                                                                                                                                                                             | Ground treatment is not expected to be required                                                                                                                                    |              |                         |
| Neighbouring Constraints          | 5                                                                                                                                                                                             | Site has no neighbouring constraints                                                                                                                                               |              |                         |
| Proximity to Key Services         | 3                                                                                                                                                                                             | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                       |              |                         |
| Community Facilities              | 5                                                                                                                                                                                             | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |              |                         |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Via Slades Lane. Trees protected by TPO/2008/105 are located within 15m of the north eastern boundary of the site. This TPO may contain veteran trees. |                                                                                                                                                                                    |              |                         |
| <b>Availability Criteria:</b>     |                                                                                                                                                                                               | <b>Availability Rating:</b>                                                                                                                                                        | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                                                                                                                             | Held by developer/willing owner/public sector                                                                                                                                      |              |                         |
| Land Condition                    | 5                                                                                                                                                                                             | Vacant land & buildings                                                                                                                                                            |              |                         |
| Legal Constraints                 | 5                                                                                                                                                                                             | Site does not face any known legal issues                                                                                                                                          |              |                         |
| Planning Permission or Allocation | 23/00205/OUT received, yet to be determined                                                                                                                                                   |                                                                                                                                                                                    |              |                         |
| Comments on Availability          |                                                                                                                                                                                               |                                                                                                                                                                                    |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                                                                                                                               | <b>Achievability Rating:</b>                                                                                                                                                       | <b>Green</b> |                         |
| Viability                         | 5                                                                                                                                                                                             | Development is likely viable                                                                                                                                                       |              |                         |
| Timescale for Deliverability      | 5                                                                                                                                                                                             | Up to 5 years                                                                                                                                                                      |              |                         |
| Comments on Achievability         |                                                                                                                                                                                               |                                                                                                                                                                                    |              |                         |

|                                   |                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                      |                                                             |                  |
|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|------------------|
| SHELAA Reference: CFS181          |                                                                                                                                                                                                                                                                                                     | RAG Rating:                                                                                                                                                                          | Yellow                                                      | 01 November 2025 |
| Site Address:                     | Land North and South of Brick Barns Farm                                                                                                                                                                                                                                                            |                                                                                                                                                                                      |                                                             |                  |
| Parish:                           | Broomfield                                                                                                                                                                                                                                                                                          | Total Score:                                                                                                                                                                         | 92                                                          |                  |
| Developable Site Area (ha):       | 156.508                                                                                                                                                                                                                                                                                             | Reason for discounted areas:                                                                                                                                                         | Gas pipe and Buffer (0.292ha)                               |                  |
| Potential Yield:                  | 2191                                                                                                                                                                                                                                                                                                | Typology:                                                                                                                                                                            | 24                                                          |                  |
| Proposed Use:                     | Mixed Use                                                                                                                                                                                                                                                                                           | Comments on the size of site:                                                                                                                                                        | Size of site is potentially suitable for all employment use |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                      | Suitability Rating:                                         | Yellow           |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                                                                                   | Site is outside of any existing/proposed employment allocation                                                                                                                       |                                                             |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                                                                                   | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                                                             |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                                                                                   | Site is within 2km walking distance of an employment allocation                                                                                                                      |                                                             |                  |
| Public Transport                  | 5                                                                                                                                                                                                                                                                                                   | Site is within 400m walking distance of one or more services                                                                                                                         |                                                             |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                                                                                   | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                                                             |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                                                                                   | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                                                             |                  |
| Strategic Road Access             | 2                                                                                                                                                                                                                                                                                                   | Site has direct access to or is adjacent to a safeguarded trunk road or B-road                                                                                                       |                                                             |                  |
| Designated Heritage Assets        | 0                                                                                                                                                                                                                                                                                                   | Site contains one or more designated heritage assets                                                                                                                                 |                                                             |                  |
| Non-Designated Heritage Assets    | 3                                                                                                                                                                                                                                                                                                   | Site is adjacent to one or more non-designated heritage assets                                                                                                                       |                                                             |                  |
| Archaeological Assets             | 0                                                                                                                                                                                                                                                                                                   | Site is thought to contain one or more assets of archaeological interest                                                                                                             |                                                             |                  |
| Minerals & Waste Constraints      | 2                                                                                                                                                                                                                                                                                                   | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment           |                                                             |                  |
| Defined Open Space                | 5                                                                                                                                                                                                                                                                                                   | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                                                             |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                                                                                                                   | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                                                             |                  |
| Land Classification               | 0                                                                                                                                                                                                                                                                                                   | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                                                             |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                                                                                   | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                                                             |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                                                                                                                   | Site is wholly within Flood Zone 1                                                                                                                                                   |                                                             |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                                                                   | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                                                             |                  |
| Ground Condition Constraints      | 3                                                                                                                                                                                                                                                                                                   | Ground treatment is expected to be required on part of the site                                                                                                                      |                                                             |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                                                                                                                                   | Site has no neighbouring constraints                                                                                                                                                 |                                                             |                  |
| Proximity to Key Services         | 3                                                                                                                                                                                                                                                                                                   | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |                                                             |                  |
| Community Facilities              | 3                                                                                                                                                                                                                                                                                                   | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                                                             |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Grade 2 listed buildings within site. Partially within conservation area. Adjacent to buildings of local value. 1.063ha protected under TPO/2003/055, TPO/2004/065 and part of St Marys Church (LoWS). Ancient Woodland ID 864 borders the site.SOPC000584. |                                                                                                                                                                                      |                                                             |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                      | Availability Rating:                                        | Yellow           |
| Land Ownership                    | 3                                                                                                                                                                                                                                                                                                   | Promoter has an option to purchase site or collaborate with existing owner                                                                                                           |                                                             |                  |
| Land Condition                    | 5                                                                                                                                                                                                                                                                                                   | Vacant land & buildings                                                                                                                                                              |                                                             |                  |
| Legal Constraints                 | 3                                                                                                                                                                                                                                                                                                   | Site may possibly face legal issues                                                                                                                                                  |                                                             |                  |
| Planning Permission or Allocation | Site is already allocated in the Local Plan forming part of SGS8                                                                                                                                                                                                                                    |                                                                                                                                                                                      |                                                             |                  |
| Comments on Availability          | Multiple ownership. Landowners have not ben involved with submission. No evidence of landowner/s support with submission. Site not within promoters ownership.                                                                                                                                      |                                                                                                                                                                                      |                                                             |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                      | Achievability Rating:                                       | Green            |
| Viability                         | 5                                                                                                                                                                                                                                                                                                   | Development is likely viable                                                                                                                                                         |                                                             |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                                                                                   | Up to 5 years                                                                                                                                                                        |                                                             |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                      |                                                             |                  |



|                                   |                                                                                                                                                                                                                                                       |                                                                                                                                                                                      |                                                             |                  |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|------------------|
| SHELAA Reference: CFS182          |                                                                                                                                                                                                                                                       | RAG Rating:                                                                                                                                                                          | Yellow                                                      | 01 November 2025 |
| Site Address:                     | Land North and South of Brick Barns Farm, Mashbury Road, Chignal St James, Chelmsford, Essex                                                                                                                                                          |                                                                                                                                                                                      |                                                             |                  |
| Parish:                           | Chelmsford                                                                                                                                                                                                                                            | Total Score:                                                                                                                                                                         | 101                                                         |                  |
| Developable Site Area (ha):       | 81.49                                                                                                                                                                                                                                                 | Reason for discounted areas:                                                                                                                                                         |                                                             |                  |
| Potential Yield:                  | 998                                                                                                                                                                                                                                                   | Typology:                                                                                                                                                                            | 25                                                          |                  |
| Proposed Use:                     | Mixed Use                                                                                                                                                                                                                                             | Comments on the size of site:                                                                                                                                                        | Size of site is potentially suitable for all employment use |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                                       | Suitability Rating:                                                                                                                                                                  | Yellow                                                      |                  |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                                     | Site is outside of any existing/proposed employment allocation                                                                                                                       |                                                             |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                                     | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                                                             |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                                     | Site is within 2km walking distance of an employment allocation                                                                                                                      |                                                             |                  |
| Public Transport                  | 5                                                                                                                                                                                                                                                     | Site is within 400m walking distance of one or more services                                                                                                                         |                                                             |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                                     | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                                                             |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                                     | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                                                             |                  |
| Strategic Road Access             | 0                                                                                                                                                                                                                                                     | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road                                               |                                                             |                  |
| Designated Heritage Assets        | 3                                                                                                                                                                                                                                                     | Site is adjacent to one or more designated heritage assets                                                                                                                           |                                                             |                  |
| Non-Designated Heritage Assets    | 3                                                                                                                                                                                                                                                     | Site is adjacent to one or more non-designated heritage assets                                                                                                                       |                                                             |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                                                     | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                                                             |                  |
| Minerals & Waste Constraints      | 2                                                                                                                                                                                                                                                     | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment           |                                                             |                  |
| Defined Open Space                | 5                                                                                                                                                                                                                                                     | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                                                             |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                                                                     | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                                                             |                  |
| Land Classification               | 0                                                                                                                                                                                                                                                     | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                                                             |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                                     | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                                                             |                  |
| Flood Risk Constraints            | 2                                                                                                                                                                                                                                                     | Up to 25% of the site area is within Flood Zone 3                                                                                                                                    |                                                             |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                     | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                                                             |                  |
| Ground Condition Constraints      | 3                                                                                                                                                                                                                                                     | Ground treatment is expected to be required on part of the site                                                                                                                      |                                                             |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                                                                                     | Site has no neighbouring constraints                                                                                                                                                 |                                                             |                  |
| Proximity to Key Services         | 5                                                                                                                                                                                                                                                     | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                        |                                                             |                  |
| Community Facilities              | 3                                                                                                                                                                                                                                                     | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                                                             |                  |
| Comments on Suitability           | Adjacent to Urban Area. In range of bus stops. Adjacent to Grade 2 listed building. Adjacent to buildings of local value. 19 trees on/within boundary protected under TPO/2004/045. Category 4 sites: SOPC000587, SOPC000589, SOPC000588, SOPC000590. |                                                                                                                                                                                      |                                                             |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                                       | Availability Rating:                                                                                                                                                                 | Green                                                       |                  |
| Land Ownership                    | 5                                                                                                                                                                                                                                                     | Held by developer/willing owner/public sector                                                                                                                                        |                                                             |                  |
| Land Condition                    | 5                                                                                                                                                                                                                                                     | Vacant land & buildings                                                                                                                                                              |                                                             |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                                                     | Site does not face any known legal issues                                                                                                                                            |                                                             |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                                   |                                                                                                                                                                                      |                                                             |                  |
| Comments on Availability          | Entire site not within promoters control.                                                                                                                                                                                                             |                                                                                                                                                                                      |                                                             |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                                       | Achievability Rating:                                                                                                                                                                | Green                                                       |                  |
| Viability                         | 5                                                                                                                                                                                                                                                     | Development is likely viable                                                                                                                                                         |                                                             |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                                     | Up to 5 years                                                                                                                                                                        |                                                             |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                                       |                                                                                                                                                                                      |                                                             |                  |



|                                   |                                                                                                                                    |                                                                                                                                                                                      |                       |                  |
|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------|
| SHELAA Reference: CFS183          |                                                                                                                                    | RAG Rating:                                                                                                                                                                          | Amber                 | 01 November 2025 |
| Site Address:                     | Land North of Newlands Spring and South West of Broomfield Village, Chignall and Broomfield, Chelmsford, Essex                     |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Broomfield                                                                                                                         | Total Score:                                                                                                                                                                         | 101                   |                  |
| Developable Site Area (ha):       | 14.33                                                                                                                              | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 246                                                                                                                                | Typology:                                                                                                                                                                            | 1                     |                  |
| Proposed Use:                     | Residential                                                                                                                        | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                    |                                                                                                                                                                                      | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                  | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                  | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 0                                                                                                                                  | Site is in excess of 2km walking distance of an employment allocation                                                                                                                |                       |                  |
| Public Transport                  | 0                                                                                                                                  | Site is in excess of 400m walking distance from all services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                  | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                                                                                  | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 3                                                                                                                                  | Site is adjacent to one or more designated heritage assets                                                                                                                           |                       |                  |
| Non-Designated Heritage Assets    | 3                                                                                                                                  | Site is adjacent to one or more non-designated heritage assets                                                                                                                       |                       |                  |
| Archaeological Assets             | 5                                                                                                                                  | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 2                                                                                                                                  | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment           |                       |                  |
| Defined Open Space                | 5                                                                                                                                  | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                  | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 0                                                                                                                                  | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 5                                                                                                                                  | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                  | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                  | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                  | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                  | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 5                                                                                                                                  | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                        |                       |                  |
| Community Facilities              | 3                                                                                                                                  | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Adjacent to Urban Area. Vehicle access via Hollow Lane. Adjacent to Grade 2 listed building. Adjacent to buildings of local value. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                                    |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                  | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 5                                                                                                                                  | Vacant land & buildings                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                                                                  | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          | Entire site not within promoters control.                                                                                          |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                    |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                  | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                  | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                                    |                                                                                                                                                                                      |                       |                  |

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| SHELAA Reference: CFS187          |                                                                                                                                                                                                                                                                                                                                                                     | RAG Rating:                                                                                                                                                                          | Red                                                         | 01 November 2025 |
| Site Address:                     | Land North South East and West of Pontlands Park Hotel, West Hanningfield Road, Great Baddow, Chelmsford                                                                                                                                                                                                                                                            |                                                                                                                                                                                      |                                                             |                  |
| Parish:                           | Great Baddow                                                                                                                                                                                                                                                                                                                                                        | Total Score:                                                                                                                                                                         | 88                                                          |                  |
| Developable Site Area (ha):       | 29.365                                                                                                                                                                                                                                                                                                                                                              | Reason for discounted areas:                                                                                                                                                         | Gas pipe and Buffer (1.275ha)                               |                  |
| Potential Yield:                  | 360                                                                                                                                                                                                                                                                                                                                                                 | Typology:                                                                                                                                                                            | 28                                                          |                  |
| Proposed Use:                     | Mixed Use                                                                                                                                                                                                                                                                                                                                                           | Comments on the size of site:                                                                                                                                                        | Size of site is potentially suitable for all employment use |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                      | Suitability Rating:                                         | Red              |
| Proximity to Employment Areas     | 3                                                                                                                                                                                                                                                                                                                                                                   | Site is adjacent to an existing/proposed employment allocation                                                                                                                       |                                                             |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                                                                                                                                                   | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                                                             |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                                                                                                                                                   | Site is within 2km walking distance of an employment allocation                                                                                                                      |                                                             |                  |
| Public Transport                  | 5                                                                                                                                                                                                                                                                                                                                                                   | Site is within 400m walking distance of one or more services                                                                                                                         |                                                             |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                                                                                                                                                   | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                                                             |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                                                                                                                                                   | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                                                             |                  |
| Strategic Road Access             | 5                                                                                                                                                                                                                                                                                                                                                                   | Site has direct access to or is adjacent to the strategic road network                                                                                                               |                                                             |                  |
| Designated Heritage Assets        | 3                                                                                                                                                                                                                                                                                                                                                                   | Site is adjacent to one or more designated heritage assets                                                                                                                           |                                                             |                  |
| Non-Designated Heritage Assets    | 3                                                                                                                                                                                                                                                                                                                                                                   | Site is adjacent to one or more non-designated heritage assets                                                                                                                       |                                                             |                  |
| Archaeological Assets             | 3                                                                                                                                                                                                                                                                                                                                                                   | Site is thought to be adjacent to one or more assets of archaeological interest                                                                                                      |                                                             |                  |
| Minerals & Waste Constraints      | 2                                                                                                                                                                                                                                                                                                                                                                   | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment           |                                                             |                  |
| Defined Open Space                | 3                                                                                                                                                                                                                                                                                                                                                                   | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |                                                             |                  |
| Green Belt & Green Wedge          | 0                                                                                                                                                                                                                                                                                                                                                                   | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |                                                             |                  |
| Land Classification               | 0                                                                                                                                                                                                                                                                                                                                                                   | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                                                             |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                                                                                                                                                   | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                                                             |                  |
| Flood Risk Constraints            | 1                                                                                                                                                                                                                                                                                                                                                                   | 25%-50% of the site area is within Flood Zone 3                                                                                                                                      |                                                             |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                                                                                                                                   | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                                                             |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                                                                                                                                                                                                   | Ground treatment is not expected to be required                                                                                                                                      |                                                             |                  |
| Neighbouring Constraints          | 0                                                                                                                                                                                                                                                                                                                                                                   | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |                                                             |                  |
| Proximity to Key Services         | 3                                                                                                                                                                                                                                                                                                                                                                   | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |                                                             |                  |
| Community Facilities              | 3                                                                                                                                                                                                                                                                                                                                                                   | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                                                             |                  |
| Comments on Suitability           | Outside of DSB. Adjacent to Former BAE Systems site. In range of bus stops. Access off A12/ A1114 roundabout or West Hanningfield Road. Adjacent to Local Listed building. Adjacent to buildings of local value. Natural Green Space (Limited Access). Handful of trees on boundary protected under TPO/2005/026.Pond identified in northern section as priority 4. |                                                                                                                                                                                      |                                                             |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                      | Availability Rating:                                        | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                                                                                                                                                                                   | Held by developer/willing owner/public sector                                                                                                                                        |                                                             |                  |
| Land Condition                    | 5                                                                                                                                                                                                                                                                                                                                                                   | Vacant land & buildings                                                                                                                                                              |                                                             |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                                                                                                                                                                   | Site does not face any known legal issues                                                                                                                                            |                                                             |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                      |                                                             |                  |
| Comments on Availability          |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                      |                                                             |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                      | Achievability Rating:                                       | Yellow           |
| Viability                         | 5                                                                                                                                                                                                                                                                                                                                                                   | Development is likely viable                                                                                                                                                         |                                                             |                  |
| Timescale for Deliverability      | 4                                                                                                                                                                                                                                                                                                                                                                   | Over 5 years                                                                                                                                                                         |                                                             |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                      |                                                             |                  |

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| <b>SHELAA Reference: CFS188</b>   |                                                                                                                                                       | <b>RAG Rating:</b>                                                                                                                                                                                             | <b>Green</b> | <b>01 November 2025</b> |
| Site Address:                     | Danecroft, Woodhill Road, Danbury, Chelmsford, Essex, CM3 4DY                                                                                         |                                                                                                                                                                                                                |              |                         |
| Parish:                           | Danbury                                                                                                                                               | Total Score:                                                                                                                                                                                                   | 109          |                         |
| Developable Site Area (ha):       | 0.98                                                                                                                                                  | Reason for discounted areas:                                                                                                                                                                                   |              |                         |
| Potential Yield:                  | 19                                                                                                                                                    | Typology:                                                                                                                                                                                                      | 4            |                         |
| Proposed Use:                     | Residential                                                                                                                                           | Comments on the size of site:                                                                                                                                                                                  |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                                                                                       | <b>Suitability Rating:</b>                                                                                                                                                                                     | <b>Green</b> |                         |
| Proximity to Employment Areas     | 5                                                                                                                                                     | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |              |                         |
| Impact on Retail Areas            | 5                                                                                                                                                     | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |              |                         |
| Proximity to the Workplace        | 5                                                                                                                                                     | Site is within 2km walking distance of an employment allocation                                                                                                                                                |              |                         |
| Public Transport                  | 5                                                                                                                                                     | Site is within 400m walking distance of one or more services                                                                                                                                                   |              |                         |
| PROW and Cycling Connectivity     | 0                                                                                                                                                     | Site is not connected to either an existing PROW or cycle network                                                                                                                                              |              |                         |
| Vehicle Access                    | 5                                                                                                                                                     | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |              |                         |
| Strategic Road Access             | N/A                                                                                                                                                   |                                                                                                                                                                                                                |              |                         |
| Designated Heritage Assets        | 3                                                                                                                                                     | Site is adjacent to one or more designated heritage assets                                                                                                                                                     |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                                                                                     | Site does not contain any non-designated heritage assets                                                                                                                                                       |              |                         |
| Archaeological Assets             | 5                                                                                                                                                     | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |              |                         |
| Minerals & Waste Constraints      | 5                                                                                                                                                     | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |              |                         |
| Defined Open Space                | 5                                                                                                                                                     | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |              |                         |
| Green Belt & Green Wedge          | 5                                                                                                                                                     | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                            |              |                         |
| Land Classification               | 3                                                                                                                                                     | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use                                                             |              |                         |
| Protected Natural Features        | 3                                                                                                                                                     | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |              |                         |
| Flood Risk Constraints            | 5                                                                                                                                                     | Site is wholly within Flood Zone 1                                                                                                                                                                             |              |                         |
| Air Quality Management Areas      | 5                                                                                                                                                     | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |              |                         |
| Ground Condition Constraints      | 5                                                                                                                                                     | Ground treatment is not expected to be required                                                                                                                                                                |              |                         |
| Neighbouring Constraints          | 5                                                                                                                                                     | Site has no neighbouring constraints                                                                                                                                                                           |              |                         |
| Proximity to Key Services         | 3                                                                                                                                                     | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                                                   |              |                         |
| Community Facilities              | 3                                                                                                                                                     | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                           |              |                         |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Adjacent to a conservation area. Adjacent to Grade II listed buildings. Within 500m of Danbury Common (SSSI). |                                                                                                                                                                                                                |              |                         |
| <b>Availability Criteria:</b>     |                                                                                                                                                       | <b>Availability Rating:</b>                                                                                                                                                                                    | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                                                                                     | Held by developer/willing owner/public sector                                                                                                                                                                  |              |                         |
| Land Condition                    | 4                                                                                                                                                     | Established single use                                                                                                                                                                                         |              |                         |
| Legal Constraints                 | 5                                                                                                                                                     | Site does not face any known legal issues                                                                                                                                                                      |              |                         |
| Planning Permission or Allocation | N/A                                                                                                                                                   |                                                                                                                                                                                                                |              |                         |
| Comments on Availability          | Site occupied by other uses.                                                                                                                          |                                                                                                                                                                                                                |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                                                                                       | <b>Achievability Rating:</b>                                                                                                                                                                                   | <b>Green</b> |                         |
| Viability                         | 5                                                                                                                                                     | Development is likely viable                                                                                                                                                                                   |              |                         |
| Timescale for Deliverability      | 5                                                                                                                                                     | Up to 5 years                                                                                                                                                                                                  |              |                         |
| Comments on Achievability         |                                                                                                                                                       |                                                                                                                                                                                                                |              |                         |

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| <b>SHELAA Reference: CFS189</b>   |                                                                                                                | <b>RAG Rating:</b>                                                                                                                                                                 | <b>Green</b> | <b>01 November 2025</b> |
| Site Address:                     | Land North West of Montpelier Villa, Main Road, Little Waltham, Chelmsford, Essex                              |                                                                                                                                                                                    |              |                         |
| Parish:                           | Little Waltham                                                                                                 | Total Score:                                                                                                                                                                       | 113          |                         |
| Developable Site Area (ha):       | 0.39                                                                                                           | Reason for discounted areas:                                                                                                                                                       |              |                         |
| Potential Yield:                  | 12                                                                                                             | Typology:                                                                                                                                                                          | 17           |                         |
| Proposed Use:                     | Residential                                                                                                    | Comments on the size of site:                                                                                                                                                      |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                                                | <b>Suitability Rating:</b>                                                                                                                                                         | <b>Green</b> |                         |
| Proximity to Employment Areas     | 5                                                                                                              | Site is outside of any existing/proposed employment allocation                                                                                                                     |              |                         |
| Impact on Retail Areas            | 5                                                                                                              | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |              |                         |
| Proximity to the Workplace        | 5                                                                                                              | Site is within 2km walking distance of an employment allocation                                                                                                                    |              |                         |
| Public Transport                  | 5                                                                                                              | Site is within 400m walking distance of one or more services                                                                                                                       |              |                         |
| PROW and Cycling Connectivity     | 0                                                                                                              | Site is not connected to either an existing PROW or cycle network                                                                                                                  |              |                         |
| Vehicle Access                    | 5                                                                                                              | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |              |                         |
| Strategic Road Access             | N/A                                                                                                            |                                                                                                                                                                                    |              |                         |
| Designated Heritage Assets        | 5                                                                                                              | Site does not contain any designated heritage assets                                                                                                                               |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                                              | Site does not contain any non-designated heritage assets                                                                                                                           |              |                         |
| Archaeological Assets             | 5                                                                                                              | Site is not thought to contain any assets of archaeological interest                                                                                                               |              |                         |
| Minerals & Waste Constraints      | 5                                                                                                              | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |              |                         |
| Defined Open Space                | 5                                                                                                              | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |              |                         |
| Green Belt & Green Wedge          | 5                                                                                                              | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                |              |                         |
| Land Classification               | 0                                                                                                              | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |              |                         |
| Protected Natural Features        | 5                                                                                                              | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features           |              |                         |
| Flood Risk Constraints            | 5                                                                                                              | Site is wholly within Flood Zone 1                                                                                                                                                 |              |                         |
| Air Quality Management Areas      | 5                                                                                                              | Site is in excess of 500m from a designated AQMA                                                                                                                                   |              |                         |
| Ground Condition Constraints      | 5                                                                                                              | Ground treatment is not expected to be required                                                                                                                                    |              |                         |
| Neighbouring Constraints          | 5                                                                                                              | Site has no neighbouring constraints                                                                                                                                               |              |                         |
| Proximity to Key Services         | 3                                                                                                              | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                       |              |                         |
| Community Facilities              | 5                                                                                                              | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |              |                         |
| Comments on Suitability           | Within DSB. In range of bus stops.                                                                             |                                                                                                                                                                                    |              |                         |
| <b>Availability Criteria:</b>     |                                                                                                                | <b>Availability Rating:</b>                                                                                                                                                        | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                                              | Held by developer/willing owner/public sector                                                                                                                                      |              |                         |
| Land Condition                    | 5                                                                                                              | Vacant land & buildings                                                                                                                                                            |              |                         |
| Legal Constraints                 | 5                                                                                                              | Site does not face any known legal issues                                                                                                                                          |              |                         |
| Planning Permission or Allocation | Site is already allocated in the Local Plan forming part of SGS8. See 20/00001/MAS, 20/02064/OUT, 21/02126/REM |                                                                                                                                                                                    |              |                         |
| Comments on Availability          |                                                                                                                |                                                                                                                                                                                    |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                                                | <b>Achievability Rating:</b>                                                                                                                                                       | <b>Green</b> |                         |
| Viability                         | 5                                                                                                              | Development is likely viable                                                                                                                                                       |              |                         |
| Timescale for Deliverability      | 5                                                                                                              | Up to 5 years                                                                                                                                                                      |              |                         |
| Comments on Achievability         |                                                                                                                |                                                                                                                                                                                    |              |                         |

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| SHELAA Reference: CFS191          |                                                                              | RAG Rating:                                                                                                                                                                                                    | Red                   | 01 November 2025 |
| Site Address:                     | Land West of 129 Watchouse Road, Galleywood                                  |                                                                                                                                                                                                                |                       |                  |
| Parish:                           | Galleywood                                                                   | Total Score:                                                                                                                                                                                                   | 109                   |                  |
| Developable Site Area (ha):       | 14.52                                                                        | Reason for discounted areas:                                                                                                                                                                                   |                       |                  |
| Potential Yield:                  | 249                                                                          | Typology:                                                                                                                                                                                                      | 1                     |                  |
| Proposed Use:                     | Residential                                                                  | Comments on the size of site:                                                                                                                                                                                  |                       |                  |
| Suitability Criteria:             |                                                                              |                                                                                                                                                                                                                | Suitability Rating:   | Red              |
| Proximity to Employment Areas     | 5                                                                            | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |                       |                  |
| Impact on Retail Areas            | 5                                                                            | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |                       |                  |
| Proximity to the Workplace        | 5                                                                            | Site is within 2km walking distance of an employment allocation                                                                                                                                                |                       |                  |
| Public Transport                  | 5                                                                            | Site is within 400m walking distance of one or more services                                                                                                                                                   |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                            | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                         |                       |                  |
| Vehicle Access                    | 5                                                                            | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |                       |                  |
| Strategic Road Access             | N/A                                                                          |                                                                                                                                                                                                                |                       |                  |
| Designated Heritage Assets        | 3                                                                            | Site is adjacent to one or more designated heritage assets                                                                                                                                                     |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                            | Site does not contain any non-designated heritage assets                                                                                                                                                       |                       |                  |
| Archaeological Assets             | 5                                                                            | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                       |                  |
| Minerals & Waste Constraints      | 5                                                                            | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |                       |                  |
| Defined Open Space                | 5                                                                            | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |                       |                  |
| Green Belt & Green Wedge          | 0                                                                            | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 3                                                                            | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use                                                             |                       |                  |
| Protected Natural Features        | 3                                                                            | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                       |                  |
| Flood Risk Constraints            | 5                                                                            | Site is wholly within Flood Zone 1                                                                                                                                                                             |                       |                  |
| Air Quality Management Areas      | 5                                                                            | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                       |                  |
| Ground Condition Constraints      | 5                                                                            | Ground treatment is not expected to be required                                                                                                                                                                |                       |                  |
| Neighbouring Constraints          | 5                                                                            | Site has no neighbouring constraints                                                                                                                                                                           |                       |                  |
| Proximity to Key Services         | 3                                                                            | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                                                   |                       |                  |
| Community Facilities              | 3                                                                            | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                           |                       |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Adjacent to grade 2 listed building. |                                                                                                                                                                                                                |                       |                  |
| Availability Criteria:            |                                                                              |                                                                                                                                                                                                                | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                            | Held by developer/willing owner/public sector                                                                                                                                                                  |                       |                  |
| Land Condition                    | 4                                                                            | Established single use                                                                                                                                                                                         |                       |                  |
| Legal Constraints                 | 5                                                                            | Site does not face any known legal issues                                                                                                                                                                      |                       |                  |
| Planning Permission or Allocation | N/A                                                                          |                                                                                                                                                                                                                |                       |                  |
| Comments on Availability          | Site occupied by other use.                                                  |                                                                                                                                                                                                                |                       |                  |
| Achievability Criteria:           |                                                                              |                                                                                                                                                                                                                | Achievability Rating: | Green            |
| Viability                         | 5                                                                            | Development is likely viable                                                                                                                                                                                   |                       |                  |
| Timescale for Deliverability      | 5                                                                            | Up to 5 years                                                                                                                                                                                                  |                       |                  |
| Comments on Achievability         |                                                                              |                                                                                                                                                                                                                |                       |                  |

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| SHELAA Reference: CFS192          |                                                                                                                                                                                                   | RAG Rating:                                                                                                                                                                        | Amber                           | 01 November 2025 |
| Site Address:                     | Land on the west side of North Hill, Little Baddow, Chelmsford                                                                                                                                    |                                                                                                                                                                                    |                                 |                  |
| Parish:                           | Little Baddow                                                                                                                                                                                     | Total Score:                                                                                                                                                                       | 111                             |                  |
| Developable Site Area (ha):       | 0.72                                                                                                                                                                                              | Reason for discounted areas:                                                                                                                                                       | Sewage Pumping Station (0.05ha) |                  |
| Potential Yield:                  | 14                                                                                                                                                                                                | Typology:                                                                                                                                                                          | 5                               |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                       | Comments on the size of site:                                                                                                                                                      |                                 |                  |
| Suitability Criteria:             |                                                                                                                                                                                                   |                                                                                                                                                                                    | Suitability Rating:             | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                 | Site is outside of any existing/proposed employment allocation                                                                                                                     |                                 |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |                                 |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                 | Site is within 2km walking distance of an employment allocation                                                                                                                    |                                 |                  |
| Public Transport                  | 5                                                                                                                                                                                                 | Site is within 400m walking distance of one or more services                                                                                                                       |                                 |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                 | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |                                 |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                 | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |                                 |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                               |                                                                                                                                                                                    |                                 |                  |
| Designated Heritage Assets        | 3                                                                                                                                                                                                 | Site is adjacent to one or more designated heritage assets                                                                                                                         |                                 |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                 | Site does not contain any non-designated heritage assets                                                                                                                           |                                 |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                 | Site is not thought to contain any assets of archaeological interest                                                                                                               |                                 |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |                                 |                  |
| Defined Open Space                | 5                                                                                                                                                                                                 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |                                 |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                 | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                |                                 |                  |
| Land Classification               | 3                                                                                                                                                                                                 | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use                                 |                                 |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                 | Site partially or wholly comprises of one or more protected natural features                                                                                                       |                                 |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                 | Site is wholly within Flood Zone 1                                                                                                                                                 |                                 |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                 | Site is in excess of 500m from a designated AQMA                                                                                                                                   |                                 |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                                 | Ground treatment is not expected to be required                                                                                                                                    |                                 |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                                 | Site has no neighbouring constraints                                                                                                                                               |                                 |                  |
| Proximity to Key Services         | 0                                                                                                                                                                                                 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                            |                                 |                  |
| Community Facilities              | 5                                                                                                                                                                                                 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |                                 |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Adjacent Grade II Listed Buildings. Wholly covered by TPO (0.77ha) protected under TPO/2007/129 and TPO/2007/160 and within 100m of Boreham Meads (LoWS). |                                                                                                                                                                                    |                                 |                  |
| Availability Criteria:            |                                                                                                                                                                                                   |                                                                                                                                                                                    | Availability Rating:            | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                 | Held by developer/willing owner/public sector                                                                                                                                      |                                 |                  |
| Land Condition                    | 5                                                                                                                                                                                                 | Vacant land & buildings                                                                                                                                                            |                                 |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                 | Site does not face any known legal issues                                                                                                                                          |                                 |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                               |                                                                                                                                                                                    |                                 |                  |
| Comments on Availability          |                                                                                                                                                                                                   |                                                                                                                                                                                    |                                 |                  |
| Achievability Criteria:           |                                                                                                                                                                                                   |                                                                                                                                                                                    | Achievability Rating:           | Green            |
| Viability                         | 5                                                                                                                                                                                                 | Development is likely viable                                                                                                                                                       |                                 |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                 | Up to 5 years                                                                                                                                                                      |                                 |                  |
| Comments on Achievability         |                                                                                                                                                                                                   |                                                                                                                                                                                    |                                 |                  |

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| <b>SHELAA Reference: CFS193</b>   |                                                                                                      | <b>RAG Rating:</b>                                                                                                                                                                 | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                     | 1 Wantz Cottage, Ship Road, West Hanningfield, Chelmsford                                            |                                                                                                                                                                                    |              |                         |
| Parish:                           | West Hanningfield                                                                                    | Total Score:                                                                                                                                                                       | 108          |                         |
| Developable Site Area (ha):       | 0.06                                                                                                 | Reason for discounted areas:                                                                                                                                                       |              |                         |
| Potential Yield:                  | 2                                                                                                    | Typology:                                                                                                                                                                          | 19           |                         |
| Proposed Use:                     | Residential                                                                                          | Comments on the size of site:                                                                                                                                                      |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                                      | <b>Suitability Rating:</b>                                                                                                                                                         | <b>Red</b>   |                         |
| Proximity to Employment Areas     | 5                                                                                                    | Site is outside of any existing/proposed employment allocation                                                                                                                     |              |                         |
| Impact on Retail Areas            | 5                                                                                                    | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |              |                         |
| Proximity to the Workplace        | 5                                                                                                    | Site is within 2km walking distance of an employment allocation                                                                                                                    |              |                         |
| Public Transport                  | 5                                                                                                    | Site is within 400m walking distance of one or more services                                                                                                                       |              |                         |
| PROW and Cycling Connectivity     | 5                                                                                                    | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |              |                         |
| Vehicle Access                    | 5                                                                                                    | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |              |                         |
| Strategic Road Access             | N/A                                                                                                  |                                                                                                                                                                                    |              |                         |
| Designated Heritage Assets        | 3                                                                                                    | Site is adjacent to one or more designated heritage assets                                                                                                                         |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                                    | Site does not contain any non-designated heritage assets                                                                                                                           |              |                         |
| Archaeological Assets             | 5                                                                                                    | Site is not thought to contain any assets of archaeological interest                                                                                                               |              |                         |
| Minerals & Waste Constraints      | 5                                                                                                    | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |              |                         |
| Defined Open Space                | 5                                                                                                    | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |              |                         |
| Green Belt & Green Wedge          | 0                                                                                                    | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                      |              |                         |
| Land Classification               | 0                                                                                                    | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |              |                         |
| Protected Natural Features        | 5                                                                                                    | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features           |              |                         |
| Flood Risk Constraints            | 5                                                                                                    | Site is wholly within Flood Zone 1                                                                                                                                                 |              |                         |
| Air Quality Management Areas      | 5                                                                                                    | Site is in excess of 500m from a designated AQMA                                                                                                                                   |              |                         |
| Ground Condition Constraints      | 5                                                                                                    | Ground treatment is not expected to be required                                                                                                                                    |              |                         |
| Neighbouring Constraints          | 5                                                                                                    | Site has no neighbouring constraints                                                                                                                                               |              |                         |
| Proximity to Key Services         | 0                                                                                                    | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                            |              |                         |
| Community Facilities              | 5                                                                                                    | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |              |                         |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Access from Ship Road. Adjacent to Grade II listed buildings. |                                                                                                                                                                                    |              |                         |
| <b>Availability Criteria:</b>     |                                                                                                      | <b>Availability Rating:</b>                                                                                                                                                        | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                                    | Held by developer/willing owner/public sector                                                                                                                                      |              |                         |
| Land Condition                    | 5                                                                                                    | Vacant land & buildings                                                                                                                                                            |              |                         |
| Legal Constraints                 | 5                                                                                                    | Site does not face any known legal issues                                                                                                                                          |              |                         |
| Planning Permission or Allocation | N/A                                                                                                  |                                                                                                                                                                                    |              |                         |
| Comments on Availability          |                                                                                                      |                                                                                                                                                                                    |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                                      | <b>Achievability Rating:</b>                                                                                                                                                       | <b>Green</b> |                         |
| Viability                         | 5                                                                                                    | Development is likely viable                                                                                                                                                       |              |                         |
| Timescale for Deliverability      | 5                                                                                                    | Up to 5 years                                                                                                                                                                      |              |                         |
| Comments on Achievability         |                                                                                                      |                                                                                                                                                                                    |              |                         |



|                                   |                                                           |                                                                                                                                                                                    |              |                         |
|-----------------------------------|-----------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-------------------------|
| <b>SHELAA Reference: CFS194</b>   |                                                           | <b>RAG Rating:</b>                                                                                                                                                                 | <b>Amber</b> | <b>01 November 2025</b> |
| Site Address:                     | 2 Wantz Cottage, Ship Road, West Hanningfield, Chelmsford |                                                                                                                                                                                    |              |                         |
| Parish:                           | West Hanningfield                                         | Total Score:                                                                                                                                                                       | 110          |                         |
| Developable Site Area (ha):       | 0.07                                                      | Reason for discounted areas:                                                                                                                                                       |              |                         |
| Potential Yield:                  | 2                                                         | Typology:                                                                                                                                                                          | 19           |                         |
| Proposed Use:                     | Residential                                               | Comments on the size of site:                                                                                                                                                      |              |                         |
| <b>Suitability Criteria:</b>      |                                                           | <b>Suitability Rating:</b>                                                                                                                                                         | <b>Amber</b> |                         |
| Proximity to Employment Areas     | 5                                                         | Site is outside of any existing/proposed employment allocation                                                                                                                     |              |                         |
| Impact on Retail Areas            | 5                                                         | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |              |                         |
| Proximity to the Workplace        | 5                                                         | Site is within 2km walking distance of an employment allocation                                                                                                                    |              |                         |
| Public Transport                  | 5                                                         | Site is within 400m walking distance of one or more services                                                                                                                       |              |                         |
| PROW and Cycling Connectivity     | 5                                                         | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |              |                         |
| Vehicle Access                    | 5                                                         | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |              |                         |
| Strategic Road Access             | N/A                                                       |                                                                                                                                                                                    |              |                         |
| Designated Heritage Assets        | 5                                                         | Site does not contain any designated heritage assets                                                                                                                               |              |                         |
| Non-Designated Heritage Assets    | 5                                                         | Site does not contain any non-designated heritage assets                                                                                                                           |              |                         |
| Archaeological Assets             | 5                                                         | Site is not thought to contain any assets of archaeological interest                                                                                                               |              |                         |
| Minerals & Waste Constraints      | 5                                                         | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |              |                         |
| Defined Open Space                | 5                                                         | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |              |                         |
| Green Belt & Green Wedge          | 0                                                         | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                      |              |                         |
| Land Classification               | 0                                                         | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |              |                         |
| Protected Natural Features        | 5                                                         | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features           |              |                         |
| Flood Risk Constraints            | 5                                                         | Site is wholly within Flood Zone 1                                                                                                                                                 |              |                         |
| Air Quality Management Areas      | 5                                                         | Site is in excess of 500m from a designated AQMA                                                                                                                                   |              |                         |
| Ground Condition Constraints      | 5                                                         | Ground treatment is not expected to be required                                                                                                                                    |              |                         |
| Neighbouring Constraints          | 5                                                         | Site has no neighbouring constraints                                                                                                                                               |              |                         |
| Proximity to Key Services         | 0                                                         | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                            |              |                         |
| Community Facilities              | 5                                                         | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |              |                         |
| Comments on Suitability           | Outside of DSB. In range of bus stops.                    |                                                                                                                                                                                    |              |                         |
| <b>Availability Criteria:</b>     |                                                           | <b>Availability Rating:</b>                                                                                                                                                        | <b>Green</b> |                         |
| Land Ownership                    | 5                                                         | Held by developer/willing owner/public sector                                                                                                                                      |              |                         |
| Land Condition                    | 5                                                         | Vacant land & buildings                                                                                                                                                            |              |                         |
| Legal Constraints                 | 5                                                         | Site does not face any known legal issues                                                                                                                                          |              |                         |
| Planning Permission or Allocation | N/A                                                       |                                                                                                                                                                                    |              |                         |
| Comments on Availability          |                                                           |                                                                                                                                                                                    |              |                         |
| <b>Achievability Criteria:</b>    |                                                           | <b>Achievability Rating:</b>                                                                                                                                                       | <b>Green</b> |                         |
| Viability                         | 5                                                         | Development is likely viable                                                                                                                                                       |              |                         |
| Timescale for Deliverability      | 5                                                         | Up to 5 years                                                                                                                                                                      |              |                         |
| Comments on Achievability         |                                                           |                                                                                                                                                                                    |              |                         |



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| SHELAA Reference: CFS195          |                                                                                                                                                                                               | RAG Rating:                                                                                                                                                                          | Amber                 | 01 November 2025 |
| Site Address:                     | Land South East of 36 Castle Close and North West of 42 Catherines Close                                                                                                                      |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Great Leighs                                                                                                                                                                                  | Total Score:                                                                                                                                                                         | 102                   |                  |
| Developable Site Area (ha):       | 2.53                                                                                                                                                                                          | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 50                                                                                                                                                                                            | Typology:                                                                                                                                                                            | 3                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                   | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                               |                                                                                                                                                                                      | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                                             | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                             | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                             | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 5                                                                                                                                                                                             | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 0                                                                                                                                                                                             | Site is not connected to either an existing PROW or cycle network                                                                                                                    |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                             | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                           |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                                                                                             | Site does not contain any designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                             | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                                             | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                             | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                                             | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                             | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 0                                                                                                                                                                                             | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                                             | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                             | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                             | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                             | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                             | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 0                                                                                                                                                                                             | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                       |                  |
| Community Facilities              | 3                                                                                                                                                                                             | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Vehicular access achievable from Beadle Way. Tree belt protected by TPO/2009/044 on the north western edge of the site and may contain veteran trees. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                               |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                                                                             | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 5                                                                                                                                                                                             | Vacant land & buildings                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                                             | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                           |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          |                                                                                                                                                                                               |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                               |                                                                                                                                                                                      | Achievability Rating: | Yellow           |
| Viability                         | 5                                                                                                                                                                                             | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 4                                                                                                                                                                                             | Over 5 years                                                                                                                                                                         |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                               |                                                                                                                                                                                      |                       |                  |

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| SHELAA Reference: CFS197          |                                                                                                                                                                                                                | RAG Rating:                                                                                                                                                                          | Amber                 | 01 November 2025 |
| Site Address:                     | Former Industrial Site, Rignals Lane, Galleywood, Chelmsford                                                                                                                                                   |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Galleywood                                                                                                                                                                                                     | Total Score:                                                                                                                                                                         | 100                   |                  |
| Developable Site Area (ha):       | 1.62                                                                                                                                                                                                           | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 67                                                                                                                                                                                                             | Typology:                                                                                                                                                                            | 7                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                    | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                |                                                                                                                                                                                      | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 0                                                                                                                                                                                                              | Site is wholly/partially located within an existing/proposed employment allocation                                                                                                   |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                              | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                              | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 5                                                                                                                                                                                                              | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                              | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                              | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                            |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                                                                                                              | Site does not contain any designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                              | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                              | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                              | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                                                              | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                              | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 5                                                                                                                                                                                                              | Site is predominantly Previously Developed Land                                                                                                                                      |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                              | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                              | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                              | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                                              | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 0                                                                                                                                                                                                              | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |                       |                  |
| Proximity to Key Services         | 0                                                                                                                                                                                                              | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                       |                  |
| Community Facilities              | 3                                                                                                                                                                                                              | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Within DSB. In range of bus stops. Existing vehicular access from Rignals Lane. 0.016ha protected under TPO/2006/069 on site and TPO/2006/064 just to the north of the site which might include veteran trees. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                                                |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                              | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 2                                                                                                                                                                                                              | Established multiple uses                                                                                                                                                            |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                              | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                            |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          | Site currently in use for other purposes.                                                                                                                                                                      |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                                                              | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                              | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                                                |                                                                                                                                                                                      |                       |                  |

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| SHELAA Reference: CFS198          |                                                                              | RAG Rating:                                                                                                                                                                                                    | Amber                 | 01 November 2025 |
| Site Address:                     | Barn adjacent the old Off Licence, Blasford Hill, Little Waltham, Chelmsford |                                                                                                                                                                                                                |                       |                  |
| Parish:                           | Little Waltham                                                               | Total Score:                                                                                                                                                                                                   | 111                   |                  |
| Developable Site Area (ha):       | 0.38                                                                         | Reason for discounted areas:                                                                                                                                                                                   |                       |                  |
| Potential Yield:                  | 11                                                                           | Typology:                                                                                                                                                                                                      | 17                    |                  |
| Proposed Use:                     | Residential                                                                  | Comments on the size of site:                                                                                                                                                                                  |                       |                  |
| Suitability Criteria:             |                                                                              |                                                                                                                                                                                                                | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                            | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |                       |                  |
| Impact on Retail Areas            | 5                                                                            | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |                       |                  |
| Proximity to the Workplace        | 5                                                                            | Site is within 2km walking distance of an employment allocation                                                                                                                                                |                       |                  |
| Public Transport                  | 5                                                                            | Site is within 400m walking distance of one or more services                                                                                                                                                   |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                            | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                         |                       |                  |
| Vehicle Access                    | 5                                                                            | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |                       |                  |
| Strategic Road Access             | N/A                                                                          |                                                                                                                                                                                                                |                       |                  |
| Designated Heritage Assets        | 3                                                                            | Site is adjacent to one or more designated heritage assets                                                                                                                                                     |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                            | Site does not contain any non-designated heritage assets                                                                                                                                                       |                       |                  |
| Archaeological Assets             | 5                                                                            | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                       |                  |
| Minerals & Waste Constraints      | 5                                                                            | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |                       |                  |
| Defined Open Space                | 5                                                                            | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |                       |                  |
| Green Belt & Green Wedge          | 3                                                                            | Site partially lies within the Metropolitan Green Belt or Green Wedge                                                                                                                                          |                       |                  |
| Land Classification               | 0                                                                            | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                   |                       |                  |
| Protected Natural Features        | 3                                                                            | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                       |                  |
| Flood Risk Constraints            | 5                                                                            | Site is wholly within Flood Zone 1                                                                                                                                                                             |                       |                  |
| Air Quality Management Areas      | 5                                                                            | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                       |                  |
| Ground Condition Constraints      | 5                                                                            | Ground treatment is not expected to be required                                                                                                                                                                |                       |                  |
| Neighbouring Constraints          | 5                                                                            | Site has no neighbouring constraints                                                                                                                                                                           |                       |                  |
| Proximity to Key Services         | 3                                                                            | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                                                   |                       |                  |
| Community Facilities              | 5                                                                            | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                              |                       |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Adjacent to Grade 2 listed building. |                                                                                                                                                                                                                |                       |                  |
| Availability Criteria:            |                                                                              |                                                                                                                                                                                                                | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                            | Held by developer/willing owner/public sector                                                                                                                                                                  |                       |                  |
| Land Condition                    | 4                                                                            | Established single use                                                                                                                                                                                         |                       |                  |
| Legal Constraints                 | 5                                                                            | Site does not face any known legal issues                                                                                                                                                                      |                       |                  |
| Planning Permission or Allocation | N/A                                                                          |                                                                                                                                                                                                                |                       |                  |
| Comments on Availability          | Site currently in use for other purposes.                                    |                                                                                                                                                                                                                |                       |                  |
| Achievability Criteria:           |                                                                              |                                                                                                                                                                                                                | Achievability Rating: | Green            |
| Viability                         | 5                                                                            | Development is likely viable                                                                                                                                                                                   |                       |                  |
| Timescale for Deliverability      | 5                                                                            | Up to 5 years                                                                                                                                                                                                  |                       |                  |
| Comments on Achievability         |                                                                              |                                                                                                                                                                                                                |                       |                  |

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| <b>SHELAA Reference: CFS199</b>   |                                                                                                                                                    | <b>RAG Rating:</b>                                                                                                                                                                                             | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                     | Land at Sturgeons Farm, Cow Watering Lane, Writtle                                                                                                 |                                                                                                                                                                                                                |              |                         |
| Parish:                           | Writtle                                                                                                                                            | Total Score:                                                                                                                                                                                                   | 82           |                         |
| Developable Site Area (ha):       | 0.69                                                                                                                                               | Reason for discounted areas:                                                                                                                                                                                   |              |                         |
| Potential Yield:                  | 0                                                                                                                                                  | Typology:                                                                                                                                                                                                      | N/A          |                         |
| Proposed Use:                     | Community Facility                                                                                                                                 | Comments on the size of site:                                                                                                                                                                                  |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                                                                                    | <b>Suitability Rating:</b>                                                                                                                                                                                     | <b>Red</b>   |                         |
| Proximity to Employment Areas     | 5                                                                                                                                                  | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |              |                         |
| Impact on Retail Areas            | 5                                                                                                                                                  | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |              |                         |
| Proximity to the Workplace        | N/A                                                                                                                                                |                                                                                                                                                                                                                |              |                         |
| Public Transport                  | 0                                                                                                                                                  | Site is in excess of 400m walking distance from all services                                                                                                                                                   |              |                         |
| PROW and Cycling Connectivity     | 5                                                                                                                                                  | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                         |              |                         |
| Vehicle Access                    | 5                                                                                                                                                  | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |              |                         |
| Strategic Road Access             | N/A                                                                                                                                                |                                                                                                                                                                                                                |              |                         |
| Designated Heritage Assets        | 3                                                                                                                                                  | Site is adjacent to one or more designated heritage assets                                                                                                                                                     |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                                                                                  | Site does not contain any non-designated heritage assets                                                                                                                                                       |              |                         |
| Archaeological Assets             | 5                                                                                                                                                  | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |              |                         |
| Minerals & Waste Constraints      | 5                                                                                                                                                  | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |              |                         |
| Defined Open Space                | 0                                                                                                                                                  | The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |              |                         |
| Green Belt & Green Wedge          | 0                                                                                                                                                  | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                                                  |              |                         |
| Land Classification               | 0                                                                                                                                                  | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                   |              |                         |
| Protected Natural Features        | 3                                                                                                                                                  | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |              |                         |
| Flood Risk Constraints            | 1                                                                                                                                                  | 25%-50% of the site area is within Flood Zone 3                                                                                                                                                                |              |                         |
| Air Quality Management Areas      | 5                                                                                                                                                  | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |              |                         |
| Ground Condition Constraints      | 5                                                                                                                                                  | Ground treatment is not expected to be required                                                                                                                                                                |              |                         |
| Neighbouring Constraints          | N/A                                                                                                                                                |                                                                                                                                                                                                                |              |                         |
| Proximity to Key Services         | N/A                                                                                                                                                | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                                                   |              |                         |
| Community Facilities              | 5                                                                                                                                                  | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                              |              |                         |
| Comments on Suitability           | Outside of DSB. Vehicle Access via Lordship Road or through the farm. Adjacent to Grade II listed buildings. Natural Green Space (Limited Access). |                                                                                                                                                                                                                |              |                         |
| <b>Availability Criteria:</b>     |                                                                                                                                                    | <b>Availability Rating:</b>                                                                                                                                                                                    | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                                                                                  | Held by developer/willing owner/public sector                                                                                                                                                                  |              |                         |
| Land Condition                    | 5                                                                                                                                                  | Vacant land & buildings                                                                                                                                                                                        |              |                         |
| Legal Constraints                 | 5                                                                                                                                                  | Site does not face any known legal issues                                                                                                                                                                      |              |                         |
| Planning Permission or Allocation | Site is already allocated within the Local Plan forming part of SPA6                                                                               |                                                                                                                                                                                                                |              |                         |
| Comments on Availability          |                                                                                                                                                    |                                                                                                                                                                                                                |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                                                                                    | <b>Achievability Rating:</b>                                                                                                                                                                                   | <b>Green</b> |                         |
| Viability                         | 5                                                                                                                                                  | Development is likely viable                                                                                                                                                                                   |              |                         |
| Timescale for Deliverability      | 5                                                                                                                                                  | Up to 5 years                                                                                                                                                                                                  |              |                         |
| Comments on Achievability         |                                                                                                                                                    |                                                                                                                                                                                                                |              |                         |

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| <b>SHELAA Reference: CFS200</b>   |                                                                                                                                                                                                                     | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                     | Land north and south of 19 and 21 Lordship Road, Writtle                                                                                                                                                            |                                                                                                                                                                                      |              |                         |
| Parish:                           | Writtle                                                                                                                                                                                                             | Total Score:                                                                                                                                                                         | 109          |                         |
| Developable Site Area (ha):       | 1.49                                                                                                                                                                                                                | Reason for discounted areas:                                                                                                                                                         |              |                         |
| Potential Yield:                  | 33                                                                                                                                                                                                                  | Typology:                                                                                                                                                                            | 3            |                         |
| Proposed Use:                     | Residential                                                                                                                                                                                                         | Comments on the size of site:                                                                                                                                                        |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                                                                                                                                                     | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Red</b>   |                         |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                   | Site is outside of any existing/proposed employment allocation                                                                                                                       |              |                         |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                   | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |              |                         |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                   | Site is within 2km walking distance of an employment allocation                                                                                                                      |              |                         |
| Public Transport                  | 5                                                                                                                                                                                                                   | Site is within 400m walking distance of one or more services                                                                                                                         |              |                         |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                   | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |              |                         |
| Vehicle Access                    | 5                                                                                                                                                                                                                   | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |              |                         |
| Strategic Road Access             | N/A                                                                                                                                                                                                                 |                                                                                                                                                                                      |              |                         |
| Designated Heritage Assets        | 3                                                                                                                                                                                                                   | Site is adjacent to one or more designated heritage assets                                                                                                                           |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                   | Site does not contain any non-designated heritage assets                                                                                                                             |              |                         |
| Archaeological Assets             | 5                                                                                                                                                                                                                   | Site is not thought to contain any assets of archaeological interest                                                                                                                 |              |                         |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                                   | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |              |                         |
| Defined Open Space                | 5                                                                                                                                                                                                                   | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |              |                         |
| Green Belt & Green Wedge          | 0                                                                                                                                                                                                                   | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |              |                         |
| Land Classification               | 3                                                                                                                                                                                                                   | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use                                   |              |                         |
| Protected Natural Features        | 0                                                                                                                                                                                                                   | Site partially or wholly comprises of one or more protected natural features                                                                                                         |              |                         |
| Flood Risk Constraints            | 5                                                                                                                                                                                                                   | Site is wholly within Flood Zone 1                                                                                                                                                   |              |                         |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                   | Site is in excess of 500m from a designated AQMA                                                                                                                                     |              |                         |
| Ground Condition Constraints      | 5                                                                                                                                                                                                                   | Ground treatment is not expected to be required                                                                                                                                      |              |                         |
| Neighbouring Constraints          | 5                                                                                                                                                                                                                   | Site has no neighbouring constraints                                                                                                                                                 |              |                         |
| Proximity to Key Services         | 5                                                                                                                                                                                                                   | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                        |              |                         |
| Community Facilities              | 3                                                                                                                                                                                                                   | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |              |                         |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Vehicle Access via existing vehicular access from Lordship Road. Adjacent Grade II* listed building.0.1ha in one of the parcels protected under TPO/2016/042, TPO/2000/058. |                                                                                                                                                                                      |              |                         |
| <b>Availability Criteria:</b>     |                                                                                                                                                                                                                     | <b>Availability Rating:</b>                                                                                                                                                          | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                                                                                                                                                   | Held by developer/willing owner/public sector                                                                                                                                        |              |                         |
| Land Condition                    | 5                                                                                                                                                                                                                   | Vacant land & buildings                                                                                                                                                              |              |                         |
| Legal Constraints                 | 5                                                                                                                                                                                                                   | Site does not face any known legal issues                                                                                                                                            |              |                         |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                 |                                                                                                                                                                                      |              |                         |
| Comments on Availability          |                                                                                                                                                                                                                     |                                                                                                                                                                                      |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                                                                                                                                                     | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b> |                         |
| Viability                         | 5                                                                                                                                                                                                                   | Development is likely viable                                                                                                                                                         |              |                         |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                   | Up to 5 years                                                                                                                                                                        |              |                         |
| Comments on Achievability         |                                                                                                                                                                                                                     |                                                                                                                                                                                      |              |                         |

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| <b>SHELAA Reference: CFS201</b>   |                                                                                                                                              | <b>RAG Rating:</b>                                                                                                                                                                                             | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                     | Land South West of Writtle College Juicing Plant, Lordship Road, Writtle                                                                     |                                                                                                                                                                                                                |              |                         |
| Parish:                           | Writtle                                                                                                                                      | Total Score:                                                                                                                                                                                                   | 112          |                         |
| Developable Site Area (ha):       | 7.3                                                                                                                                          | Reason for discounted areas:                                                                                                                                                                                   |              |                         |
| Potential Yield:                  | 125                                                                                                                                          | Typology:                                                                                                                                                                                                      | 2            |                         |
| Proposed Use:                     | Residential                                                                                                                                  | Comments on the size of site:                                                                                                                                                                                  |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                                                                              | <b>Suitability Rating:</b>                                                                                                                                                                                     | <b>Red</b>   |                         |
| Proximity to Employment Areas     | 5                                                                                                                                            | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |              |                         |
| Impact on Retail Areas            | 5                                                                                                                                            | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |              |                         |
| Proximity to the Workplace        | 5                                                                                                                                            | Site is within 2km walking distance of an employment allocation                                                                                                                                                |              |                         |
| Public Transport                  | 5                                                                                                                                            | Site is within 400m walking distance of one or more services                                                                                                                                                   |              |                         |
| PROW and Cycling Connectivity     | 5                                                                                                                                            | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                         |              |                         |
| Vehicle Access                    | 5                                                                                                                                            | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |              |                         |
| Strategic Road Access             | N/A                                                                                                                                          |                                                                                                                                                                                                                |              |                         |
| Designated Heritage Assets        | 3                                                                                                                                            | Site is adjacent to one or more designated heritage assets                                                                                                                                                     |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                                                                            | Site does not contain any non-designated heritage assets                                                                                                                                                       |              |                         |
| Archaeological Assets             | 5                                                                                                                                            | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |              |                         |
| Minerals & Waste Constraints      | 5                                                                                                                                            | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |              |                         |
| Defined Open Space                | 5                                                                                                                                            | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |              |                         |
| Green Belt & Green Wedge          | 0                                                                                                                                            | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                                                  |              |                         |
| Land Classification               | 3                                                                                                                                            | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use                                                             |              |                         |
| Protected Natural Features        | 3                                                                                                                                            | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |              |                         |
| Flood Risk Constraints            | 5                                                                                                                                            | Site is wholly within Flood Zone 1                                                                                                                                                                             |              |                         |
| Air Quality Management Areas      | 5                                                                                                                                            | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |              |                         |
| Ground Condition Constraints      | 5                                                                                                                                            | Ground treatment is not expected to be required                                                                                                                                                                |              |                         |
| Neighbouring Constraints          | 5                                                                                                                                            | Site has no neighbouring constraints                                                                                                                                                                           |              |                         |
| Proximity to Key Services         | 5                                                                                                                                            | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                                                  |              |                         |
| Community Facilities              | 3                                                                                                                                            | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                           |              |                         |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Vehicle Access via existing vehicular access from Lordship Road. Adjacent Grade II* listed building. |                                                                                                                                                                                                                |              |                         |
| <b>Availability Criteria:</b>     |                                                                                                                                              | <b>Availability Rating:</b>                                                                                                                                                                                    | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                                                                            | Held by developer/willing owner/public sector                                                                                                                                                                  |              |                         |
| Land Condition                    | 5                                                                                                                                            | Vacant land & buildings                                                                                                                                                                                        |              |                         |
| Legal Constraints                 | 5                                                                                                                                            | Site does not face any known legal issues                                                                                                                                                                      |              |                         |
| Planning Permission or Allocation | N/A                                                                                                                                          |                                                                                                                                                                                                                |              |                         |
| Comments on Availability          |                                                                                                                                              |                                                                                                                                                                                                                |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                                                                              | <b>Achievability Rating:</b>                                                                                                                                                                                   | <b>Green</b> |                         |
| Viability                         | 5                                                                                                                                            | Development is likely viable                                                                                                                                                                                   |              |                         |
| Timescale for Deliverability      | 5                                                                                                                                            | Up to 5 years                                                                                                                                                                                                  |              |                         |
| Comments on Achievability         |                                                                                                                                              |                                                                                                                                                                                                                |              |                         |

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| <b>SHELAA Reference: CFS203</b>   |                                                                  | <b>RAG Rating:</b>                                                                                                                                                                 | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                     | Countryside Skills Centre, Cow Watering Lane, Writtle            |                                                                                                                                                                                    |              |                         |
| Parish:                           | Writtle                                                          | Total Score:                                                                                                                                                                       | 106          |                         |
| Developable Site Area (ha):       | 6.57                                                             | Reason for discounted areas:                                                                                                                                                       |              |                         |
| Potential Yield:                  | 113                                                              | Typology:                                                                                                                                                                          | 2            |                         |
| Proposed Use:                     | Residential - Other                                              | Comments on the size of site:                                                                                                                                                      |              |                         |
| <b>Suitability Criteria:</b>      |                                                                  | <b>Suitability Rating:</b>                                                                                                                                                         | <b>Red</b>   |                         |
| Proximity to Employment Areas     | 5                                                                | Site is outside of any existing/proposed employment allocation                                                                                                                     |              |                         |
| Impact on Retail Areas            | 5                                                                | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |              |                         |
| Proximity to the Workplace        | 5                                                                | Site is within 2km walking distance of an employment allocation                                                                                                                    |              |                         |
| Public Transport                  | 5                                                                | Site is within 400m walking distance of one or more services                                                                                                                       |              |                         |
| PROW and Cycling Connectivity     | 5                                                                | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |              |                         |
| Vehicle Access                    | 5                                                                | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |              |                         |
| Strategic Road Access             | N/A                                                              |                                                                                                                                                                                    |              |                         |
| Designated Heritage Assets        | 5                                                                | Site does not contain any designated heritage assets                                                                                                                               |              |                         |
| Non-Designated Heritage Assets    | 5                                                                | Site does not contain any non-designated heritage assets                                                                                                                           |              |                         |
| Archaeological Assets             | 5                                                                | Site is not thought to contain any assets of archaeological interest                                                                                                               |              |                         |
| Minerals & Waste Constraints      | 5                                                                | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |              |                         |
| Defined Open Space                | 5                                                                | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |              |                         |
| Green Belt & Green Wedge          | 0                                                                | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                      |              |                         |
| Land Classification               | 0                                                                | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |              |                         |
| Protected Natural Features        | 5                                                                | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features           |              |                         |
| Flood Risk Constraints            | 5                                                                | Site is wholly within Flood Zone 1                                                                                                                                                 |              |                         |
| Air Quality Management Areas      | 5                                                                | Site is in excess of 500m from a designated AQMA                                                                                                                                   |              |                         |
| Ground Condition Constraints      | 5                                                                | Ground treatment is not expected to be required                                                                                                                                    |              |                         |
| Neighbouring Constraints          | 5                                                                | Site has no neighbouring constraints                                                                                                                                               |              |                         |
| Proximity to Key Services         | 3                                                                | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                       |              |                         |
| Community Facilities              | 0                                                                | Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                   |              |                         |
| Comments on Suitability           | Outside of DSB. In range of bus stops.                           |                                                                                                                                                                                    |              |                         |
| <b>Availability Criteria:</b>     |                                                                  | <b>Availability Rating:</b>                                                                                                                                                        | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                | Held by developer/willing owner/public sector                                                                                                                                      |              |                         |
| Land Condition                    | 3                                                                | Low intensity land uses                                                                                                                                                            |              |                         |
| Legal Constraints                 | 5                                                                | Site does not face any known legal issues                                                                                                                                          |              |                         |
| Planning Permission or Allocation | Site is already allocated in the Local Plan forming part of SPA6 |                                                                                                                                                                                    |              |                         |
| Comments on Availability          | Site currently in use for other purposes.                        |                                                                                                                                                                                    |              |                         |
| <b>Achievability Criteria:</b>    |                                                                  | <b>Achievability Rating:</b>                                                                                                                                                       | <b>Green</b> |                         |
| Viability                         | 5                                                                | Development is likely viable                                                                                                                                                       |              |                         |
| Timescale for Deliverability      | 5                                                                | Up to 5 years                                                                                                                                                                      |              |                         |
| Comments on Achievability         |                                                                  |                                                                                                                                                                                    |              |                         |



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| SHELAA Reference: CFS204          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | RAG Rating:                                                                                                                                                                                                                                                            | Red                   | 01 November 2025 |
| Site Address:                     | Chelmsford City Racecourse,Great Leighs Bypass, Great Leighs                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                        |                       |                  |
| Parish:                           | Great Leighs                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Total Score:                                                                                                                                                                                                                                                           | 81                    |                  |
| Developable Site Area (ha):       | 158.5                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Reason for discounted areas:                                                                                                                                                                                                                                           |                       |                  |
| Potential Yield:                  | 1942                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Typology:                                                                                                                                                                                                                                                              | 25                    |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Comments on the size of site:                                                                                                                                                                                                                                          |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                        | Suitability Rating:   | Red              |
| Proximity to Employment Areas     | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Site is adjacent to an existing/proposed employment allocation                                                                                                                                                                                                         |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                                                                                     |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Site is within 2km walking distance of an employment allocation                                                                                                                                                                                                        |                       |                  |
| Public Transport                  | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Site is within 400m walking distance of one or more services                                                                                                                                                                                                           |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                                                                                 |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                                                                                       |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                        |                       |                  |
| Designated Heritage Assets        | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Site contains one or more designated heritage assets                                                                                                                                                                                                                   |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Site does not contain any non-designated heritage assets                                                                                                                                                                                                               |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Site is not thought to contain any assets of archaeological interest                                                                                                                                                                                                   |                       |                  |
| Minerals & Waste Constraints      | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development |                       |                  |
| Defined Open Space                | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                                                                                    |                       |                  |
| Land Classification               | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                                                                           |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Site partially or wholly comprises of one or more protected natural features                                                                                                                                                                                           |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Site is wholly within Flood Zone 1                                                                                                                                                                                                                                     |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Site is in excess of 500m from a designated AQMA                                                                                                                                                                                                                       |                       |                  |
| Ground Condition Constraints      | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Ground treatment is expected to be required on part of the site                                                                                                                                                                                                        |                       |                  |
| Neighbouring Constraints          | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Site has neighbouring constraints with no potential for mitigation                                                                                                                                                                                                     |                       |                  |
| Proximity to Key Services         | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                                                                                                                |                       |                  |
| Community Facilities              | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                                                                                                       |                       |                  |
| Comments on Suitability           | Within DSB. In range of bus stops. Grade 2 listed buildings within site. Accessible Natural Green Space, Other Green Space. 8.85ha protected under TPO/2001/083, TPO/2001/100, TPO/2005/038, TPO/2007/116; 5ha Phyliss Currie/Dumney Lane Woods LoWS; 2.778ha Ancient Woodland Fair Wood within the site ID 425 and Ancient Woodland Bushy/Breams Woods adjacent, ID 298.Historic landfill: Essex Showground. Small areas of contaminated land scattered across the site. |                                                                                                                                                                                                                                                                        |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                        | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Held by developer/willing owner/public sector                                                                                                                                                                                                                          |                       |                  |
| Land Condition                    | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Established multiple uses                                                                                                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Site does not face any known legal issues                                                                                                                                                                                                                              |                       |                  |
| Planning Permission or Allocation | Site is already allocated in the Local Plan forming part of SGS7                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                        |                       |                  |
| Comments on Availability          | Site currently in use for other purposes.                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                        |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                        | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Development is likely viable                                                                                                                                                                                                                                           |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Up to 5 years                                                                                                                                                                                                                                                          |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                        |                       |                  |



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| SHELAA Reference: CFS205          |                                                                                                                                                                                                             | RAG Rating:                                                                                                                                                                          | Red                      | 01 November 2025 |
| Site Address:                     | Runwell Hall Farm, Hoe Lane, Rettendon, Chelmsford                                                                                                                                                          |                                                                                                                                                                                      |                          |                  |
| Parish:                           | Runwell                                                                                                                                                                                                     | Total Score:                                                                                                                                                                         | 90                       |                  |
| Developable Site Area (ha):       | 67.4                                                                                                                                                                                                        | Reason for discounted areas:                                                                                                                                                         | Electricity line (0.1ha) |                  |
| Potential Yield:                  | 1073                                                                                                                                                                                                        | Typology:                                                                                                                                                                            | 26                       |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                 | Comments on the size of site:                                                                                                                                                        |                          |                  |
| Suitability Criteria:             |                                                                                                                                                                                                             |                                                                                                                                                                                      | Suitability Rating:      | Red              |
| Proximity to Employment Areas     | 0                                                                                                                                                                                                           | Site is wholly/partially located within an existing/proposed employment allocation                                                                                                   |                          |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                           | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                          |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                           | Site is within 2km walking distance of an employment allocation                                                                                                                      |                          |                  |
| Public Transport                  | 5                                                                                                                                                                                                           | Site is within 400m walking distance of one or more services                                                                                                                         |                          |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                           | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                          |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                           | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                          |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                         |                                                                                                                                                                                      |                          |                  |
| Designated Heritage Assets        | 5                                                                                                                                                                                                           | Site does not contain any designated heritage assets                                                                                                                                 |                          |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                           | Site does not contain any non-designated heritage assets                                                                                                                             |                          |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                           | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                          |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                           | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                          |                  |
| Defined Open Space                | 5                                                                                                                                                                                                           | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                          |                  |
| Green Belt & Green Wedge          | 0                                                                                                                                                                                                           | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |                          |                  |
| Land Classification               | 0                                                                                                                                                                                                           | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                          |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                           | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                          |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                           | Site is wholly within Flood Zone 1                                                                                                                                                   |                          |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                           | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                          |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                                           | Ground treatment is not expected to be required                                                                                                                                      |                          |                  |
| Neighbouring Constraints          | 0                                                                                                                                                                                                           | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |                          |                  |
| Proximity to Key Services         | 0                                                                                                                                                                                                           | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                          |                  |
| Community Facilities              | 3                                                                                                                                                                                                           | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                          |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Site is currently accessed from Hoe Lane. 7.15ha protected under TPO/2010/025, TPO/2010/037; 7.18ha Gorse Wood LoWS; 1.548ha Ancient Woodland Pitfield Shaw, ID 766. |                                                                                                                                                                                      |                          |                  |
| Availability Criteria:            |                                                                                                                                                                                                             |                                                                                                                                                                                      | Availability Rating:     | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                           | Held by developer/willing owner/public sector                                                                                                                                        |                          |                  |
| Land Condition                    | 3                                                                                                                                                                                                           | Low intensity land uses                                                                                                                                                              |                          |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                           | Site does not face any known legal issues                                                                                                                                            |                          |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                         |                                                                                                                                                                                      |                          |                  |
| Comments on Availability          | Site currently in use for other purposes.                                                                                                                                                                   |                                                                                                                                                                                      |                          |                  |
| Achievability Criteria:           |                                                                                                                                                                                                             |                                                                                                                                                                                      | Achievability Rating:    | Yellow           |
| Viability                         | 5                                                                                                                                                                                                           | Development is likely viable                                                                                                                                                         |                          |                  |
| Timescale for Deliverability      | 4                                                                                                                                                                                                           | Over 5 years                                                                                                                                                                         |                          |                  |
| Comments on Achievability         |                                                                                                                                                                                                             |                                                                                                                                                                                      |                          |                  |

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| SHELAA Reference: CFS206          |                                                                                                                                                                                    | RAG Rating:                                                                                                                                                                          | Amber                 | 01 November 2025 |
| Site Address:                     | Land South East of Sandpit Cottage, Holybread Lane, Little Baddow                                                                                                                  |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Little Baddow                                                                                                                                                                      | Total Score:                                                                                                                                                                         | 96                    |                  |
| Developable Site Area (ha):       | 2.39                                                                                                                                                                               | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 47                                                                                                                                                                                 | Typology:                                                                                                                                                                            | 3                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                                        | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                    |                                                                                                                                                                                      | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                                  | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                  | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 0                                                                                                                                                                                  | Site is in excess of 2km walking distance of an employment allocation                                                                                                                |                       |                  |
| Public Transport                  | 5                                                                                                                                                                                  | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 0                                                                                                                                                                                  | Site is not connected to either an existing PROW or cycle network                                                                                                                    |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                  | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                                                                                  | Site does not contain any designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 3                                                                                                                                                                                  | Site is adjacent to one or more non-designated heritage assets                                                                                                                       |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                                  | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                  | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                                  | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                  | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 0                                                                                                                                                                                  | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                                  | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                  | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                  | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                  | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                  | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 0                                                                                                                                                                                  | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                       |                  |
| Community Facilities              | 3                                                                                                                                                                                  | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Adjacent to a Protected Lane. A tree protected by TPO/176/005 is located within 15m to the east of the site. This might be a veteran tree. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                    |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                                                                  | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 5                                                                                                                                                                                  | Vacant land & buildings                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                                  | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          |                                                                                                                                                                                    |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                    |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                                  | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                  | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                    |                                                                                                                                                                                      |                       |                  |

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| <b>SHELAA Reference: CFS207</b>   |                                                              | <b>RAG Rating:</b>                                                                                                                                                                                                                                                     | <b>Green</b> | <b>01 November 2025</b> |
| Site Address:                     | Land to the East of Bulls Lodge Farm, Generals Lane, Boreham |                                                                                                                                                                                                                                                                        |              |                         |
| Parish:                           | Boreham                                                      | Total Score:                                                                                                                                                                                                                                                           | 109          |                         |
| Developable Site Area (ha):       | 1.11                                                         | Reason for discounted areas:                                                                                                                                                                                                                                           |              |                         |
| Potential Yield:                  | 21                                                           | Typology:                                                                                                                                                                                                                                                              | 4            |                         |
| Proposed Use:                     | Residential                                                  | Comments on the size of site:                                                                                                                                                                                                                                          |              |                         |
| <b>Suitability Criteria:</b>      |                                                              | <b>Suitability Rating:</b>                                                                                                                                                                                                                                             | <b>Green</b> |                         |
| Proximity to Employment Areas     | 5                                                            | Site is outside of any existing/proposed employment allocation                                                                                                                                                                                                         |              |                         |
| Impact on Retail Areas            | 5                                                            | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                                                                                     |              |                         |
| Proximity to the Workplace        | 5                                                            | Site is within 2km walking distance of an employment allocation                                                                                                                                                                                                        |              |                         |
| Public Transport                  | 5                                                            | Site is within 400m walking distance of one or more services                                                                                                                                                                                                           |              |                         |
| PROW and Cycling Connectivity     | 5                                                            | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                                                                                 |              |                         |
| Vehicle Access                    | 5                                                            | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                                                                                       |              |                         |
| Strategic Road Access             | N/A                                                          |                                                                                                                                                                                                                                                                        |              |                         |
| Designated Heritage Assets        | 3                                                            | Site is adjacent to one or more designated heritage assets                                                                                                                                                                                                             |              |                         |
| Non-Designated Heritage Assets    | 5                                                            | Site does not contain any non-designated heritage assets                                                                                                                                                                                                               |              |                         |
| Archaeological Assets             | 5                                                            | Site is not thought to contain any assets of archaeological interest                                                                                                                                                                                                   |              |                         |
| Minerals & Waste Constraints      | 0                                                            | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development |              |                         |
| Defined Open Space                | 5                                                            | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                                                                                       |              |                         |
| Green Belt & Green Wedge          | 5                                                            | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                                                                                    |              |                         |
| Land Classification               | 0                                                            | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                                                                           |              |                         |
| Protected Natural Features        | 5                                                            | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features                                                                                               |              |                         |
| Flood Risk Constraints            | 5                                                            | Site is wholly within Flood Zone 1                                                                                                                                                                                                                                     |              |                         |
| Air Quality Management Areas      | 5                                                            | Site is in excess of 500m from a designated AQMA                                                                                                                                                                                                                       |              |                         |
| Ground Condition Constraints      | 5                                                            | Ground treatment is not expected to be required                                                                                                                                                                                                                        |              |                         |
| Neighbouring Constraints          | 5                                                            | Site has no neighbouring constraints                                                                                                                                                                                                                                   |              |                         |
| Proximity to Key Services         | 3                                                            | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                                                                                                           |              |                         |
| Community Facilities              | 3                                                            | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                                                                   |              |                         |
| Comments on Suitability           | Adjacent to Urban Area. Adjacent to Grade 2 listed building. |                                                                                                                                                                                                                                                                        |              |                         |
| <b>Availability Criteria:</b>     |                                                              | <b>Availability Rating:</b>                                                                                                                                                                                                                                            | <b>Green</b> |                         |
| Land Ownership                    | 5                                                            | Held by developer/willing owner/public sector                                                                                                                                                                                                                          |              |                         |
| Land Condition                    | 5                                                            | Vacant land & buildings                                                                                                                                                                                                                                                |              |                         |
| Legal Constraints                 | 5                                                            | Site does not face any known legal issues                                                                                                                                                                                                                              |              |                         |
| Planning Permission or Allocation | N/A                                                          |                                                                                                                                                                                                                                                                        |              |                         |
| Comments on Availability          |                                                              |                                                                                                                                                                                                                                                                        |              |                         |
| <b>Achievability Criteria:</b>    |                                                              | <b>Achievability Rating:</b>                                                                                                                                                                                                                                           | <b>Green</b> |                         |
| Viability                         | 5                                                            | Development is likely viable                                                                                                                                                                                                                                           |              |                         |
| Timescale for Deliverability      | 5                                                            | Up to 5 years                                                                                                                                                                                                                                                          |              |                         |
| Comments on Achievability         |                                                              |                                                                                                                                                                                                                                                                        |              |                         |

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| SHELAA Reference: CFS208          |                                                                                                                                                                                                                                                                                                  | RAG Rating:                                                                                                                                                                          | Amber                                                       | 01 November 2025 |
| Site Address:                     | Land at Manor Farm, Sandford Mill Lane, Great Baddow, Chelmsford                                                                                                                                                                                                                                 |                                                                                                                                                                                      |                                                             |                  |
| Parish:                           | Great Baddow                                                                                                                                                                                                                                                                                     | Total Score:                                                                                                                                                                         | 88                                                          |                  |
| Developable Site Area (ha):       | 90.531                                                                                                                                                                                                                                                                                           | Reason for discounted areas:                                                                                                                                                         | Gas pipe and Buffer (4.419ha)                               |                  |
| Potential Yield:                  | 1109                                                                                                                                                                                                                                                                                             | Typology:                                                                                                                                                                            | 25                                                          |                  |
| Proposed Use:                     | Mixed Use                                                                                                                                                                                                                                                                                        | Comments on the size of site:                                                                                                                                                        | Size of site is potentially suitable for all employment use |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                      | Suitability Rating:                                         | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                                                                                | Site is outside of any existing/proposed employment allocation                                                                                                                       |                                                             |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                                                                                | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                                                             |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                                                                                | Site is within 2km walking distance of an employment allocation                                                                                                                      |                                                             |                  |
| Public Transport                  | 5                                                                                                                                                                                                                                                                                                | Site is within 400m walking distance of one or more services                                                                                                                         |                                                             |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                                                                                | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                                                             |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                                                                                | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                                                             |                  |
| Strategic Road Access             | 4                                                                                                                                                                                                                                                                                                | Site has direct access to or is adjacent to a primary road network                                                                                                                   |                                                             |                  |
| Designated Heritage Assets        | 0                                                                                                                                                                                                                                                                                                | Site contains one or more designated heritage assets                                                                                                                                 |                                                             |                  |
| Non-Designated Heritage Assets    | 3                                                                                                                                                                                                                                                                                                | Site is adjacent to one or more non-designated heritage assets                                                                                                                       |                                                             |                  |
| Archaeological Assets             | 0                                                                                                                                                                                                                                                                                                | Site is thought to contain one or more assets of archaeological interest                                                                                                             |                                                             |                  |
| Minerals & Waste Constraints      | 2                                                                                                                                                                                                                                                                                                | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment           |                                                             |                  |
| Defined Open Space                | 3                                                                                                                                                                                                                                                                                                | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |                                                             |                  |
| Green Belt & Green Wedge          | 3                                                                                                                                                                                                                                                                                                | Site partially lies within the Metropolitan Green Belt or Green Wedge                                                                                                                |                                                             |                  |
| Land Classification               | 0                                                                                                                                                                                                                                                                                                | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                                                             |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                                                                                | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                                                             |                  |
| Flood Risk Constraints            | 0                                                                                                                                                                                                                                                                                                | Over 50% of the site area is within Flood Zone 3                                                                                                                                     |                                                             |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                                                                | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                                                             |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                                                                                                                                | Ground treatment is not expected to be required                                                                                                                                      |                                                             |                  |
| Neighbouring Constraints          | 0                                                                                                                                                                                                                                                                                                | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |                                                             |                  |
| Proximity to Key Services         | 5                                                                                                                                                                                                                                                                                                | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                        |                                                             |                  |
| Community Facilities              | 3                                                                                                                                                                                                                                                                                                | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                                                             |                  |
| Comments on Suitability           | Within Urban Area. In range of bus stops. Partially within conservation area. Adjacent Grade II listed buildings.Adjacent to buildings of local value. Natural Green Space (Limited Access), Outdoor Sport (Private), Proposed County Park. 0.03ha protected under TPO/2000/008 within the site. |                                                                                                                                                                                      |                                                             |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                      | Availability Rating:                                        | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                                                                                                                | Held by developer/willing owner/public sector                                                                                                                                        |                                                             |                  |
| Land Condition                    | 5                                                                                                                                                                                                                                                                                                | Vacant land & buildings                                                                                                                                                              |                                                             |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                                                                                                | Site does not face any known legal issues                                                                                                                                            |                                                             |                  |
| Planning Permission or Allocation | Site is already allocated in the Local Plan forming SGS3a. See 21/00003/MAS, 22/01732/OUT, 22/1732/FUL                                                                                                                                                                                           |                                                                                                                                                                                      |                                                             |                  |
| Comments on Availability          | Site not within promoters ownership.                                                                                                                                                                                                                                                             |                                                                                                                                                                                      |                                                             |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                      | Achievability Rating:                                       | Green            |
| Viability                         | 5                                                                                                                                                                                                                                                                                                | Development is likely viable                                                                                                                                                         |                                                             |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                                                                                | Up to 5 years                                                                                                                                                                        |                                                             |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                      |                                                             |                  |

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| SHELAA Reference: CFS209          |                                                                                                                                                                       | RAG Rating:                                                                                                                                                                          | Amber                                                       | 01 November 2025 |
| Site Address:                     | Land East and West of Beaumont Otes, Chignal Road, Chignal Smealy, Chelmsford                                                                                         |                                                                                                                                                                                      |                                                             |                  |
| Parish:                           | Broomfield                                                                                                                                                            | Total Score:                                                                                                                                                                         | 94                                                          |                  |
| Developable Site Area (ha):       | 60.55                                                                                                                                                                 | Reason for discounted areas:                                                                                                                                                         |                                                             |                  |
| Potential Yield:                  | 848                                                                                                                                                                   | Typology:                                                                                                                                                                            | 24                                                          |                  |
| Proposed Use:                     | Mixed Use                                                                                                                                                             | Comments on the size of site:                                                                                                                                                        | Size of site is potentially suitable for all employment use |                  |
| Suitability Criteria:             |                                                                                                                                                                       |                                                                                                                                                                                      | Suitability Rating:                                         | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                     | Site is outside of any existing/proposed employment allocation                                                                                                                       |                                                             |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                     | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                                                             |                  |
| Proximity to the Workplace        | 0                                                                                                                                                                     | Site is in excess of 2km walking distance of an employment allocation                                                                                                                |                                                             |                  |
| Public Transport                  | 0                                                                                                                                                                     | Site is in excess of 400m walking distance from all services                                                                                                                         |                                                             |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                     | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                                                             |                  |
| Vehicle Access                    | 5                                                                                                                                                                     | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                                                             |                  |
| Strategic Road Access             | 0                                                                                                                                                                     | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road                                               |                                                             |                  |
| Designated Heritage Assets        | 3                                                                                                                                                                     | Site is adjacent to one or more designated heritage assets                                                                                                                           |                                                             |                  |
| Non-Designated Heritage Assets    | 3                                                                                                                                                                     | Site is adjacent to one or more non-designated heritage assets                                                                                                                       |                                                             |                  |
| Archaeological Assets             | 5                                                                                                                                                                     | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                                                             |                  |
| Minerals & Waste Constraints      | 2                                                                                                                                                                     | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment           |                                                             |                  |
| Defined Open Space                | 5                                                                                                                                                                     | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                                                             |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                     | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                                                             |                  |
| Land Classification               | 0                                                                                                                                                                     | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                                                             |                  |
| Protected Natural Features        | 5                                                                                                                                                                     | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |                                                             |                  |
| Flood Risk Constraints            | 2                                                                                                                                                                     | Up to 25% of the site area is within Flood Zone 3                                                                                                                                    |                                                             |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                     | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                                                             |                  |
| Ground Condition Constraints      | 3                                                                                                                                                                     | Ground treatment is expected to be required on part of the site                                                                                                                      |                                                             |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                     | Site has no neighbouring constraints                                                                                                                                                 |                                                             |                  |
| Proximity to Key Services         | 3                                                                                                                                                                     | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |                                                             |                  |
| Community Facilities              | 3                                                                                                                                                                     | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                                                             |                  |
| Comments on Suitability           | Outside of DSB. Adjacent Grade II listed building.Adjacent to buildings of local value. Category 4 contaminated land: SOPC000278, CHL295, CHL474, CHL479, SOPC000591. |                                                                                                                                                                                      |                                                             |                  |
| Availability Criteria:            |                                                                                                                                                                       |                                                                                                                                                                                      | Availability Rating:                                        | Green            |
| Land Ownership                    | 5                                                                                                                                                                     | Held by developer/willing owner/public sector                                                                                                                                        |                                                             |                  |
| Land Condition                    | 5                                                                                                                                                                     | Vacant land & buildings                                                                                                                                                              |                                                             |                  |
| Legal Constraints                 | 5                                                                                                                                                                     | Site does not face any known legal issues                                                                                                                                            |                                                             |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                   |                                                                                                                                                                                      |                                                             |                  |
| Comments on Availability          |                                                                                                                                                                       |                                                                                                                                                                                      |                                                             |                  |
| Achievability Criteria:           |                                                                                                                                                                       |                                                                                                                                                                                      | Achievability Rating:                                       | Green            |
| Viability                         | 5                                                                                                                                                                     | Development is likely viable                                                                                                                                                         |                                                             |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                     | Up to 5 years                                                                                                                                                                        |                                                             |                  |
| Comments on Achievability         |                                                                                                                                                                       |                                                                                                                                                                                      |                                                             |                  |

|                                   |                                                                                             |                                                                                                                                                                                      |                       |                  |
|-----------------------------------|---------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------|
| SHELAA Reference: CFS211          |                                                                                             | RAG Rating:                                                                                                                                                                          | Amber                 | 01 November 2025 |
| Site Address:                     | Campion Farm, Gutters Lanes, Broomfield, Chelmsford, Essex CM1 7BT                          |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Broomfield                                                                                  | Total Score:                                                                                                                                                                         | 104                   |                  |
| Developable Site Area (ha):       | 2.49                                                                                        | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 49                                                                                          | Typology:                                                                                                                                                                            | 3                     |                  |
| Proposed Use:                     | Residential                                                                                 | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                             |                                                                                                                                                                                      | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                           | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                           | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                                           | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 5                                                                                           | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 0                                                                                           | Site is not connected to either an existing PROW or cycle network                                                                                                                    |                       |                  |
| Vehicle Access                    | 5                                                                                           | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                         |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 5                                                                                           | Site does not contain any designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                           | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                                           | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                           | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                                           | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 0                                                                                           | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |                       |                  |
| Land Classification               | 0                                                                                           | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 5                                                                                           | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |                       |                  |
| Flood Risk Constraints            | 5                                                                                           | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                           | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                                           | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                                           | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 3                                                                                           | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |                       |                  |
| Community Facilities              | 3                                                                                           | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Adjacent to Urban Area. In range of bus stops. Existing vehicular access from Gutters Lane. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                             |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                           | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 3                                                                                           | Low intensity land uses                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                           | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                         |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          | Site currently in use for other purpose.                                                    |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                             |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                           | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                           | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                             |                                                                                                                                                                                      |                       |                  |

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| SHELAA Reference: CFS212          |                                                                                                                                                                                                                          | RAG Rating:                                                                                                                                                                          | Amber                 | 01 November 2025 |
| Site Address:                     | Field East Of Saxon Way, Broomfield, Chelmsford, Essex                                                                                                                                                                   |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Broomfield                                                                                                                                                                                                               | Total Score:                                                                                                                                                                         | 87                    |                  |
| Developable Site Area (ha):       | 16.47                                                                                                                                                                                                                    | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 282                                                                                                                                                                                                                      | Typology:                                                                                                                                                                            | 1                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                              | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                          |                                                                                                                                                                                      | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                        | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                        | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                        | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 5                                                                                                                                                                                                                        | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 0                                                                                                                                                                                                                        | Site is not connected to either an existing PROW or cycle network                                                                                                                    |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                        | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                                      |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                                                                                                                        | Site does not contain any designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                        | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 0                                                                                                                                                                                                                        | Site is thought to contain one or more assets of archaeological interest                                                                                                             |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                                        | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                                                                        | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 0                                                                                                                                                                                                                        | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |                       |                  |
| Land Classification               | 0                                                                                                                                                                                                                        | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                        | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                       |                  |
| Flood Risk Constraints            | 2                                                                                                                                                                                                                        | Up to 25% of the site area is within Flood Zone 3                                                                                                                                    |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                        | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 3                                                                                                                                                                                                                        | Ground treatment is expected to be required on part of the site                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 3                                                                                                                                                                                                                        | Site has neighbouring constraints with potential for mitigation                                                                                                                      |                       |                  |
| Proximity to Key Services         | 3                                                                                                                                                                                                                        | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |                       |                  |
| Community Facilities              | 3                                                                                                                                                                                                                        | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Adjacent to Urban Area. In range of bus stops. Vehicular access from Saxon Way and Gutters Lane available to the site. Saxon Burial site. Chelmer Valley (LoWS). Priority 4 contaminated land SOPC000227 and ECC CHL233. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                                                          |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                                        | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 3                                                                                                                                                                                                                        | Low intensity land uses                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                        | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                      |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          | Site currently in use for other purpose.                                                                                                                                                                                 |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                          |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                                                                        | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                        | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                                                          |                                                                                                                                                                                      |                       |                  |



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| <b>SHELAA Reference: CFS213</b>   |                                                                                                                                                                                                                                                                                                                                         | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                     | Land South of Hassenbrook, Victoria Road, Writtle, Chelmsford                                                                                                                                                                                                                                                                           |                                                                                                                                                                                      |              |                         |
| Parish:                           | Writtle                                                                                                                                                                                                                                                                                                                                 | Total Score:                                                                                                                                                                         | 103          |                         |
| Developable Site Area (ha):       | 11                                                                                                                                                                                                                                                                                                                                      | Reason for discounted areas:                                                                                                                                                         |              |                         |
| Potential Yield:                  | 189                                                                                                                                                                                                                                                                                                                                     | Typology:                                                                                                                                                                            | 2            |                         |
| Proposed Use:                     | Residential                                                                                                                                                                                                                                                                                                                             | Comments on the size of site:                                                                                                                                                        |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                                                                                                                                                                                                                                                                         | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Red</b>   |                         |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                                                                                                                       | Site is outside of any existing/proposed employment allocation                                                                                                                       |              |                         |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                                                                                                                       | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |              |                         |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                                                                                                                       | Site is within 2km walking distance of an employment allocation                                                                                                                      |              |                         |
| Public Transport                  | 5                                                                                                                                                                                                                                                                                                                                       | Site is within 400m walking distance of one or more services                                                                                                                         |              |                         |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                                                                                                                       | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |              |                         |
| Vehicle Access                    | 5                                                                                                                                                                                                                                                                                                                                       | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |              |                         |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                      |              |                         |
| Designated Heritage Assets        | 3                                                                                                                                                                                                                                                                                                                                       | Site is adjacent to one or more designated heritage assets                                                                                                                           |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                                                                                                                                       | Site does not contain any non-designated heritage assets                                                                                                                             |              |                         |
| Archaeological Assets             | 5                                                                                                                                                                                                                                                                                                                                       | Site is not thought to contain any assets of archaeological interest                                                                                                                 |              |                         |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                                                                                                                                                       | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |              |                         |
| Defined Open Space                | 5                                                                                                                                                                                                                                                                                                                                       | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |              |                         |
| Green Belt & Green Wedge          | 0                                                                                                                                                                                                                                                                                                                                       | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |              |                         |
| Land Classification               | 3                                                                                                                                                                                                                                                                                                                                       | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use                                   |              |                         |
| Protected Natural Features        | 0                                                                                                                                                                                                                                                                                                                                       | Site partially or wholly comprises of one or more protected natural features                                                                                                         |              |                         |
| Flood Risk Constraints            | 5                                                                                                                                                                                                                                                                                                                                       | Site is wholly within Flood Zone 1                                                                                                                                                   |              |                         |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                                                                                                       | Site is in excess of 500m from a designated AQMA                                                                                                                                     |              |                         |
| Ground Condition Constraints      | 3                                                                                                                                                                                                                                                                                                                                       | Ground treatment is expected to be required on part of the site                                                                                                                      |              |                         |
| Neighbouring Constraints          | 5                                                                                                                                                                                                                                                                                                                                       | Site has no neighbouring constraints                                                                                                                                                 |              |                         |
| Proximity to Key Services         | 3                                                                                                                                                                                                                                                                                                                                       | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |              |                         |
| Community Facilities              | 3                                                                                                                                                                                                                                                                                                                                       | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |              |                         |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Informal access off Ongar Road. Adjacent Grade II listed building. Tree protected by TPO/2008/034 is located within 15m of the southern boundary of the site. This tree might be a veteran tree. Priority 1 contaminated land SOPC000890. immediately adjacent south east boundary of the site. |                                                                                                                                                                                      |              |                         |
| <b>Availability Criteria:</b>     |                                                                                                                                                                                                                                                                                                                                         | <b>Availability Rating:</b>                                                                                                                                                          | <b>Green</b> |                         |
| Land Ownership                    | 3                                                                                                                                                                                                                                                                                                                                       | Promoter has an option to purchase site or collaborate with existing owner                                                                                                           |              |                         |
| Land Condition                    | 5                                                                                                                                                                                                                                                                                                                                       | Vacant land & buildings                                                                                                                                                              |              |                         |
| Legal Constraints                 | 5                                                                                                                                                                                                                                                                                                                                       | Site does not face any known legal issues                                                                                                                                            |              |                         |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                      |              |                         |
| Comments on Availability          |                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                      |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                                                                                                                                                                                                                                                                         | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b> |                         |
| Viability                         | 5                                                                                                                                                                                                                                                                                                                                       | Development is likely viable                                                                                                                                                         |              |                         |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                                                                                                                       | Up to 5 years                                                                                                                                                                        |              |                         |
| Comments on Achievability         |                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                      |              |                         |



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| SHELAA Reference: CFS214          |                                                                                                                                                 | RAG Rating:                                                                                                                                                                          | Red                   | 01 November 2025 |
| Site Address:                     | Land South of Ongar Road and West of Highwood Road, Writtle, Chelmsford                                                                         |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Writtle                                                                                                                                         | Total Score:                                                                                                                                                                         | 97                    |                  |
| Developable Site Area (ha):       | 2.94                                                                                                                                            | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 58                                                                                                                                              | Typology:                                                                                                                                                                            | 3                     |                  |
| Proposed Use:                     | Residential                                                                                                                                     | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                                 |                                                                                                                                                                                      | Suitability Rating:   | Red              |
| Proximity to Employment Areas     | 5                                                                                                                                               | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                               | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                               | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 5                                                                                                                                               | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                               | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                                                                                               | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                             |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                                               | Site does not contain any designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                               | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                                                                                               | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                               | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                                                                                               | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 0                                                                                                                                               | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |                       |                  |
| Land Classification               | 0                                                                                                                                               | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 0                                                                                                                                               | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                               | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                               | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 3                                                                                                                                               | Ground treatment is expected to be required on part of the site                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 0                                                                                                                                               | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |                       |                  |
| Proximity to Key Services         | 3                                                                                                                                               | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |                       |                  |
| Community Facilities              | 3                                                                                                                                               | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Trees protected on TPO/2019/005. on southern boundary of site.Small portion of contaminated land CHL601. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                                                 |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 3                                                                                                                                               | Promoter has an option to purchase site or collaborate with existing owner                                                                                                           |                       |                  |
| Land Condition                    | 5                                                                                                                                               | Vacant land & buildings                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                                                                               | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                             |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          |                                                                                                                                                 |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                                 |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                               | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                               | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                                                 |                                                                                                                                                                                      |                       |                  |

|                                   |                                                                            |                                                                                                                                                                                                                |                       |                  |
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| SHELAA Reference: CFS215          |                                                                            | RAG Rating:                                                                                                                                                                                                    | Amber                 | 01 November 2025 |
| Site Address:                     | Land North East of Spread Eagle, Church Lane, Great Waltham, Chelmsford    |                                                                                                                                                                                                                |                       |                  |
| Parish:                           | Great Waltham                                                              | Total Score:                                                                                                                                                                                                   | 109                   |                  |
| Developable Site Area (ha):       | 22.7                                                                       | Reason for discounted areas:                                                                                                                                                                                   |                       |                  |
| Potential Yield:                  | 389                                                                        | Typology:                                                                                                                                                                                                      | 1                     |                  |
| Proposed Use:                     | Residential                                                                | Comments on the size of site:                                                                                                                                                                                  |                       |                  |
| Suitability Criteria:             |                                                                            |                                                                                                                                                                                                                | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                          | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |                       |                  |
| Impact on Retail Areas            | 5                                                                          | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |                       |                  |
| Proximity to the Workplace        | 5                                                                          | Site is within 2km walking distance of an employment allocation                                                                                                                                                |                       |                  |
| Public Transport                  | 5                                                                          | Site is within 400m walking distance of one or more services                                                                                                                                                   |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                          | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                         |                       |                  |
| Vehicle Access                    | 5                                                                          | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |                       |                  |
| Strategic Road Access             | N/A                                                                        |                                                                                                                                                                                                                |                       |                  |
| Designated Heritage Assets        | 3                                                                          | Site is adjacent to one or more designated heritage assets                                                                                                                                                     |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                          | Site does not contain any non-designated heritage assets                                                                                                                                                       |                       |                  |
| Archaeological Assets             | 5                                                                          | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                       |                  |
| Minerals & Waste Constraints      | 5                                                                          | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |                       |                  |
| Defined Open Space                | 5                                                                          | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |                       |                  |
| Green Belt & Green Wedge          | 5                                                                          | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                            |                       |                  |
| Land Classification               | 0                                                                          | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                   |                       |                  |
| Protected Natural Features        | 3                                                                          | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                       |                  |
| Flood Risk Constraints            | 5                                                                          | Site is wholly within Flood Zone 1                                                                                                                                                                             |                       |                  |
| Air Quality Management Areas      | 5                                                                          | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                       |                  |
| Ground Condition Constraints      | 5                                                                          | Ground treatment is not expected to be required                                                                                                                                                                |                       |                  |
| Neighbouring Constraints          | 5                                                                          | Site has no neighbouring constraints                                                                                                                                                                           |                       |                  |
| Proximity to Key Services         | 0                                                                          | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                                                        |                       |                  |
| Community Facilities              | 3                                                                          | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                           |                       |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Adjacent Grade II listed building. |                                                                                                                                                                                                                |                       |                  |
| Availability Criteria:            |                                                                            |                                                                                                                                                                                                                | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                          | Held by developer/willing owner/public sector                                                                                                                                                                  |                       |                  |
| Land Condition                    | 5                                                                          | Vacant land & buildings                                                                                                                                                                                        |                       |                  |
| Legal Constraints                 | 5                                                                          | Site does not face any known legal issues                                                                                                                                                                      |                       |                  |
| Planning Permission or Allocation | N/A                                                                        |                                                                                                                                                                                                                |                       |                  |
| Comments on Availability          |                                                                            |                                                                                                                                                                                                                |                       |                  |
| Achievability Criteria:           |                                                                            |                                                                                                                                                                                                                | Achievability Rating: | Green            |
| Viability                         | 5                                                                          | Development is likely viable                                                                                                                                                                                   |                       |                  |
| Timescale for Deliverability      | 5                                                                          | Up to 5 years                                                                                                                                                                                                  |                       |                  |
| Comments on Achievability         |                                                                            |                                                                                                                                                                                                                |                       |                  |

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| SHELAA Reference: CFS216          |                                                                                 | RAG Rating:                                                                                                                                                                          | Amber                                                       | 01 November 2025 |
| Site Address:                     | Land South of Church of England Primary School, Main Road, Ford End, Chelmsford |                                                                                                                                                                                      |                                                             |                  |
| Parish:                           | Great Waltham                                                                   | Total Score:                                                                                                                                                                         | 115                                                         |                  |
| Developable Site Area (ha):       | 5.44                                                                            | Reason for discounted areas:                                                                                                                                                         |                                                             |                  |
| Potential Yield:                  | 93                                                                              | Typology:                                                                                                                                                                            | 2+38                                                        |                  |
| Proposed Use:                     | Mixed Use                                                                       | Comments on the size of site:                                                                                                                                                        | Size of site is potentially suitable for all employment use |                  |
| Suitability Criteria:             |                                                                                 |                                                                                                                                                                                      | Suitability Rating:                                         | Amber            |
| Proximity to Employment Areas     | 5                                                                               | Site is outside of any existing/proposed employment allocation                                                                                                                       |                                                             |                  |
| Impact on Retail Areas            | 5                                                                               | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                                                             |                  |
| Proximity to the Workplace        | 5                                                                               | Site is within 2km walking distance of an employment allocation                                                                                                                      |                                                             |                  |
| Public Transport                  | 5                                                                               | Site is within 400m walking distance of one or more services                                                                                                                         |                                                             |                  |
| PROW and Cycling Connectivity     | 5                                                                               | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                                                             |                  |
| Vehicle Access                    | 5                                                                               | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                                                             |                  |
| Strategic Road Access             | 2                                                                               | Site has direct access to or is adjacent to a safeguarded trunk road or B-road                                                                                                       |                                                             |                  |
| Designated Heritage Assets        | 5                                                                               | Site does not contain any designated heritage assets                                                                                                                                 |                                                             |                  |
| Non-Designated Heritage Assets    | 5                                                                               | Site does not contain any non-designated heritage assets                                                                                                                             |                                                             |                  |
| Archaeological Assets             | 5                                                                               | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                                                             |                  |
| Minerals & Waste Constraints      | 5                                                                               | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                                                             |                  |
| Defined Open Space                | 5                                                                               | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                                                             |                  |
| Green Belt & Green Wedge          | 5                                                                               | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                                                             |                  |
| Land Classification               | 0                                                                               | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                                                             |                  |
| Protected Natural Features        | 5                                                                               | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |                                                             |                  |
| Flood Risk Constraints            | 5                                                                               | Site is wholly within Flood Zone 1                                                                                                                                                   |                                                             |                  |
| Air Quality Management Areas      | 5                                                                               | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                                                             |                  |
| Ground Condition Constraints      | 5                                                                               | Ground treatment is not expected to be required                                                                                                                                      |                                                             |                  |
| Neighbouring Constraints          | 5                                                                               | Site has no neighbouring constraints                                                                                                                                                 |                                                             |                  |
| Proximity to Key Services         | 0                                                                               | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                                                             |                  |
| Community Facilities              | 3                                                                               | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                                                             |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops.                                         |                                                                                                                                                                                      |                                                             |                  |
| Availability Criteria:            |                                                                                 |                                                                                                                                                                                      | Availability Rating:                                        | Green            |
| Land Ownership                    | 5                                                                               | Held by developer/willing owner/public sector                                                                                                                                        |                                                             |                  |
| Land Condition                    | 5                                                                               | Vacant land & buildings                                                                                                                                                              |                                                             |                  |
| Legal Constraints                 | 5                                                                               | Site does not face any known legal issues                                                                                                                                            |                                                             |                  |
| Planning Permission or Allocation | N/A                                                                             |                                                                                                                                                                                      |                                                             |                  |
| Comments on Availability          |                                                                                 |                                                                                                                                                                                      |                                                             |                  |
| Achievability Criteria:           |                                                                                 |                                                                                                                                                                                      | Achievability Rating:                                       | Green            |
| Viability                         | 5                                                                               | Development is likely viable                                                                                                                                                         |                                                             |                  |
| Timescale for Deliverability      | 5                                                                               | Up to 5 years                                                                                                                                                                        |                                                             |                  |
| Comments on Achievability         |                                                                                 |                                                                                                                                                                                      |                                                             |                  |

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| SHELAA Reference: CFS217          |                                                                                                                                                                                                                                              | RAG Rating:                                                                                                                                                                          | Amber                 | 01 November 2025 |
| Site Address:                     | Land East of Home Pastures, Main Road, Ford End, Chelmsford                                                                                                                                                                                  |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Great Waltham                                                                                                                                                                                                                                | Total Score:                                                                                                                                                                         | 106                   |                  |
| Developable Site Area (ha):       | 4.4                                                                                                                                                                                                                                          | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 75                                                                                                                                                                                                                                           | Typology:                                                                                                                                                                            | 2                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                                                  | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                              |                                                                                                                                                                                      | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                            | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                            | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                            | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 5                                                                                                                                                                                                                                            | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                            | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                            | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                          |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                                                                                                                                            | Site does not contain any designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                                            | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                                            | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                                                            | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                                                                                            | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                                                            | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 0                                                                                                                                                                                                                                            | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                            | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                                                            | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                            | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 3                                                                                                                                                                                                                                            | Ground treatment is expected to be required on part of the site                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                                                                            | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 0                                                                                                                                                                                                                                            | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                       |                  |
| Community Facilities              | 3                                                                                                                                                                                                                                            | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Informal access off Sandon Hill. Group of trees protected by TPO/2007/084 adjoins the site to the south. This TPO may contain veteran trees. Priority 4 contaminated land SOPC000367 and ECC CHL369. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                              |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                                                            | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 5                                                                                                                                                                                                                                            | Vacant land & buildings                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                                            | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                          |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          |                                                                                                                                                                                                                                              |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                              |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                                                                                            | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                            | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                              |                                                                                                                                                                                      |                       |                  |

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| <b>SHELAA Reference: CFS218</b>   |                                                                                                                          | <b>RAG Rating:</b>                                                                                                                                                                 | <b>Amber</b> | <b>01 November 2025</b> |
| Site Address:                     | Land North of Hilltop, Southend Road, Howe Green, Chelmsford                                                             |                                                                                                                                                                                    |              |                         |
| Parish:                           | Sandon                                                                                                                   | Total Score:                                                                                                                                                                       | 103          |                         |
| Developable Site Area (ha):       | 0.2                                                                                                                      | Reason for discounted areas:                                                                                                                                                       |              |                         |
| Potential Yield:                  | 6                                                                                                                        | Typology:                                                                                                                                                                          | 18           |                         |
| Proposed Use:                     | Residential                                                                                                              | Comments on the size of site:                                                                                                                                                      |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                                                          | <b>Suitability Rating:</b>                                                                                                                                                         | <b>Amber</b> |                         |
| Proximity to Employment Areas     | 5                                                                                                                        | Site is outside of any existing/proposed employment allocation                                                                                                                     |              |                         |
| Impact on Retail Areas            | 5                                                                                                                        | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |              |                         |
| Proximity to the Workplace        | 5                                                                                                                        | Site is within 2km walking distance of an employment allocation                                                                                                                    |              |                         |
| Public Transport                  | 5                                                                                                                        | Site is within 400m walking distance of one or more services                                                                                                                       |              |                         |
| PROW and Cycling Connectivity     | 5                                                                                                                        | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |              |                         |
| Vehicle Access                    | 5                                                                                                                        | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |              |                         |
| Strategic Road Access             | N/A                                                                                                                      |                                                                                                                                                                                    |              |                         |
| Designated Heritage Assets        | 5                                                                                                                        | Site does not contain any designated heritage assets                                                                                                                               |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                                                        | Site does not contain any non-designated heritage assets                                                                                                                           |              |                         |
| Archaeological Assets             | 5                                                                                                                        | Site is not thought to contain any assets of archaeological interest                                                                                                               |              |                         |
| Minerals & Waste Constraints      | 5                                                                                                                        | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |              |                         |
| Defined Open Space                | 5                                                                                                                        | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |              |                         |
| Green Belt & Green Wedge          | 0                                                                                                                        | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                      |              |                         |
| Land Classification               | 0                                                                                                                        | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |              |                         |
| Protected Natural Features        | 0                                                                                                                        | Site partially or wholly comprises of one or more protected natural features                                                                                                       |              |                         |
| Flood Risk Constraints            | 5                                                                                                                        | Site is wholly within Flood Zone 1                                                                                                                                                 |              |                         |
| Air Quality Management Areas      | 5                                                                                                                        | Site is in excess of 500m from a designated AQMA                                                                                                                                   |              |                         |
| Ground Condition Constraints      | 3                                                                                                                        | Ground treatment is expected to be required on part of the site                                                                                                                    |              |                         |
| Neighbouring Constraints          | 5                                                                                                                        | Site has no neighbouring constraints                                                                                                                                               |              |                         |
| Proximity to Key Services         | 0                                                                                                                        | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                            |              |                         |
| Community Facilities              | 5                                                                                                                        | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |              |                         |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Access via Hilltops. Wholly covered by TPO (0.2ha) protected under TPO/2015/018. |                                                                                                                                                                                    |              |                         |
| <b>Availability Criteria:</b>     |                                                                                                                          | <b>Availability Rating:</b>                                                                                                                                                        | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                                                        | Held by developer/willing owner/public sector                                                                                                                                      |              |                         |
| Land Condition                    | 5                                                                                                                        | Vacant land & buildings                                                                                                                                                            |              |                         |
| Legal Constraints                 | 5                                                                                                                        | Site does not face any known legal issues                                                                                                                                          |              |                         |
| Planning Permission or Allocation | N/A                                                                                                                      |                                                                                                                                                                                    |              |                         |
| Comments on Availability          |                                                                                                                          |                                                                                                                                                                                    |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                                                          | <b>Achievability Rating:</b>                                                                                                                                                       | <b>Green</b> |                         |
| Viability                         | 5                                                                                                                        | Development is likely viable                                                                                                                                                       |              |                         |
| Timescale for Deliverability      | 5                                                                                                                        | Up to 5 years                                                                                                                                                                      |              |                         |
| Comments on Achievability         |                                                                                                                          |                                                                                                                                                                                    |              |                         |

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| <b>SHELAA Reference: CFS220</b>   |                                                                     | <b>RAG Rating:</b>                                                                                                                                                                 | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                     | Land North East of Hands Farm Cottages, Radley Green Road, Highwood |                                                                                                                                                                                    |              |                         |
| Parish:                           | Highwood                                                            | Total Score:                                                                                                                                                                       | 98           |                         |
| Developable Site Area (ha):       | 0.38                                                                | Reason for discounted areas:                                                                                                                                                       |              |                         |
| Potential Yield:                  | 11                                                                  | Typology:                                                                                                                                                                          | 17           |                         |
| Proposed Use:                     | Residential                                                         | Comments on the size of site:                                                                                                                                                      |              |                         |
| <b>Suitability Criteria:</b>      |                                                                     | <b>Suitability Rating:</b>                                                                                                                                                         | <b>Red</b>   |                         |
| Proximity to Employment Areas     | 5                                                                   | Site is outside of any existing/proposed employment allocation                                                                                                                     |              |                         |
| Impact on Retail Areas            | 5                                                                   | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |              |                         |
| Proximity to the Workplace        | 0                                                                   | Site is in excess of 2km walking distance of an employment allocation                                                                                                              |              |                         |
| Public Transport                  | 0                                                                   | Site is in excess of 400m walking distance from all services                                                                                                                       |              |                         |
| PROW and Cycling Connectivity     | 5                                                                   | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |              |                         |
| Vehicle Access                    | 5                                                                   | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |              |                         |
| Strategic Road Access             | N/A                                                                 |                                                                                                                                                                                    |              |                         |
| Designated Heritage Assets        | 5                                                                   | Site does not contain any designated heritage assets                                                                                                                               |              |                         |
| Non-Designated Heritage Assets    | 5                                                                   | Site does not contain any non-designated heritage assets                                                                                                                           |              |                         |
| Archaeological Assets             | 5                                                                   | Site is not thought to contain any assets of archaeological interest                                                                                                               |              |                         |
| Minerals & Waste Constraints      | 5                                                                   | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |              |                         |
| Defined Open Space                | 5                                                                   | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |              |                         |
| Green Belt & Green Wedge          | 0                                                                   | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                      |              |                         |
| Land Classification               | 0                                                                   | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |              |                         |
| Protected Natural Features        | 5                                                                   | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features           |              |                         |
| Flood Risk Constraints            | 5                                                                   | Site is wholly within Flood Zone 1                                                                                                                                                 |              |                         |
| Air Quality Management Areas      | 5                                                                   | Site is in excess of 500m from a designated AQMA                                                                                                                                   |              |                         |
| Ground Condition Constraints      | 5                                                                   | Ground treatment is not expected to be required                                                                                                                                    |              |                         |
| Neighbouring Constraints          | 5                                                                   | Site has no neighbouring constraints                                                                                                                                               |              |                         |
| Proximity to Key Services         | 0                                                                   | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                            |              |                         |
| Community Facilities              | 5                                                                   | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |              |                         |
| Comments on Suitability           | Outside of DSB. Public highway runs alongside the site.             |                                                                                                                                                                                    |              |                         |
| <b>Availability Criteria:</b>     |                                                                     | <b>Availability Rating:</b>                                                                                                                                                        | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                   | Held by developer/willing owner/public sector                                                                                                                                      |              |                         |
| Land Condition                    | 5                                                                   | Vacant land & buildings                                                                                                                                                            |              |                         |
| Legal Constraints                 | 3                                                                   | Site may possibly face legal issues                                                                                                                                                |              |                         |
| Planning Permission or Allocation | N/A                                                                 |                                                                                                                                                                                    |              |                         |
| Comments on Availability          | Possible allotment site. Land aquired as allotments.                |                                                                                                                                                                                    |              |                         |
| <b>Achievability Criteria:</b>    |                                                                     | <b>Achievability Rating:</b>                                                                                                                                                       | <b>Green</b> |                         |
| Viability                         | 5                                                                   | Development is likely viable                                                                                                                                                       |              |                         |
| Timescale for Deliverability      | 5                                                                   | Up to 5 years                                                                                                                                                                      |              |                         |
| Comments on Achievability         |                                                                     |                                                                                                                                                                                    |              |                         |

|                                   |                                                                                                                   |                                                                                                                                                                                    |              |                         |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-------------------------|
| <b>SHELAA Reference: CFS221</b>   |                                                                                                                   | <b>RAG Rating:</b>                                                                                                                                                                 | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                     | Land West of Greenfield, Highwood Road, Edney Common, Chelmsford                                                  |                                                                                                                                                                                    |              |                         |
| Parish:                           | Highwood                                                                                                          | Total Score:                                                                                                                                                                       | 95           |                         |
| Developable Site Area (ha):       | 0.19                                                                                                              | Reason for discounted areas:                                                                                                                                                       |              |                         |
| Potential Yield:                  | 6                                                                                                                 | Typology:                                                                                                                                                                          | 18           |                         |
| Proposed Use:                     | Residential                                                                                                       | Comments on the size of site:                                                                                                                                                      |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                                                   | <b>Suitability Rating:</b>                                                                                                                                                         | <b>Red</b>   |                         |
| Proximity to Employment Areas     | 5                                                                                                                 | Site is outside of any existing/proposed employment allocation                                                                                                                     |              |                         |
| Impact on Retail Areas            | 5                                                                                                                 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |              |                         |
| Proximity to the Workplace        | 0                                                                                                                 | Site is in excess of 2km walking distance of an employment allocation                                                                                                              |              |                         |
| Public Transport                  | 5                                                                                                                 | Site is within 400m walking distance of one or more services                                                                                                                       |              |                         |
| PROW and Cycling Connectivity     | 0                                                                                                                 | Site is not connected to either an existing PROW or cycle network                                                                                                                  |              |                         |
| Vehicle Access                    | 5                                                                                                                 | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |              |                         |
| Strategic Road Access             | N/A                                                                                                               |                                                                                                                                                                                    |              |                         |
| Designated Heritage Assets        | 3                                                                                                                 | Site is adjacent to one or more designated heritage assets                                                                                                                         |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                                                 | Site does not contain any non-designated heritage assets                                                                                                                           |              |                         |
| Archaeological Assets             | 5                                                                                                                 | Site is not thought to contain any assets of archaeological interest                                                                                                               |              |                         |
| Minerals & Waste Constraints      | 5                                                                                                                 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |              |                         |
| Defined Open Space                | 5                                                                                                                 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |              |                         |
| Green Belt & Green Wedge          | 0                                                                                                                 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                      |              |                         |
| Land Classification               | 0                                                                                                                 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |              |                         |
| Protected Natural Features        | 5                                                                                                                 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features           |              |                         |
| Flood Risk Constraints            | 5                                                                                                                 | Site is wholly within Flood Zone 1                                                                                                                                                 |              |                         |
| Air Quality Management Areas      | 5                                                                                                                 | Site is in excess of 500m from a designated AQMA                                                                                                                                   |              |                         |
| Ground Condition Constraints      | 5                                                                                                                 | Ground treatment is not expected to be required                                                                                                                                    |              |                         |
| Neighbouring Constraints          | 5                                                                                                                 | Site has no neighbouring constraints                                                                                                                                               |              |                         |
| Proximity to Key Services         | 0                                                                                                                 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                            |              |                         |
| Community Facilities              | 5                                                                                                                 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |              |                         |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Public highway runs alongside the site. Adjacent Grade II listed building. |                                                                                                                                                                                    |              |                         |
| <b>Availability Criteria:</b>     |                                                                                                                   | <b>Availability Rating:</b>                                                                                                                                                        | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                                                 | Held by developer/willing owner/public sector                                                                                                                                      |              |                         |
| Land Condition                    | 4                                                                                                                 | Established single use                                                                                                                                                             |              |                         |
| Legal Constraints                 | 3                                                                                                                 | Site may possibly face legal issues                                                                                                                                                |              |                         |
| Planning Permission or Allocation | N/A                                                                                                               |                                                                                                                                                                                    |              |                         |
| Comments on Availability          | Possible allotment site. Play equipment on site. Land aquired as allotments.                                      |                                                                                                                                                                                    |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                                                   | <b>Achievability Rating:</b>                                                                                                                                                       | <b>Green</b> |                         |
| Viability                         | 5                                                                                                                 | Development is likely viable                                                                                                                                                       |              |                         |
| Timescale for Deliverability      | 5                                                                                                                 | Up to 5 years                                                                                                                                                                      |              |                         |
| Comments on Achievability         |                                                                                                                   |                                                                                                                                                                                    |              |                         |



|                                   |                                                                                                                     |                                                                                                                                                                                    |              |                         |
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| <b>SHELAA Reference: CFS224</b>   |                                                                                                                     | <b>RAG Rating:</b>                                                                                                                                                                 | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                     | Chenwill, Links Drive, Chelmsford                                                                                   |                                                                                                                                                                                    |              |                         |
| Parish:                           | Chelmsford                                                                                                          | Total Score:                                                                                                                                                                       | 97           |                         |
| Developable Site Area (ha):       | 0.07                                                                                                                | Reason for discounted areas:                                                                                                                                                       |              |                         |
| Potential Yield:                  | 2                                                                                                                   | Typology:                                                                                                                                                                          | 19           |                         |
| Proposed Use:                     | Residential                                                                                                         | Comments on the size of site:                                                                                                                                                      |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                                                     | <b>Suitability Rating:</b>                                                                                                                                                         | <b>Red</b>   |                         |
| Proximity to Employment Areas     | 5                                                                                                                   | Site is outside of any existing/proposed employment allocation                                                                                                                     |              |                         |
| Impact on Retail Areas            | 5                                                                                                                   | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |              |                         |
| Proximity to the Workplace        | 5                                                                                                                   | Site is within 2km walking distance of an employment allocation                                                                                                                    |              |                         |
| Public Transport                  | 0                                                                                                                   | Site is in excess of 400m walking distance from all services                                                                                                                       |              |                         |
| PROW and Cycling Connectivity     | 0                                                                                                                   | Site is not connected to either an existing PROW or cycle network                                                                                                                  |              |                         |
| Vehicle Access                    | 3                                                                                                                   | There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site                                        |              |                         |
| Strategic Road Access             | N/A                                                                                                                 |                                                                                                                                                                                    |              |                         |
| Designated Heritage Assets        | 5                                                                                                                   | Site does not contain any designated heritage assets                                                                                                                               |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                                                   | Site does not contain any non-designated heritage assets                                                                                                                           |              |                         |
| Archaeological Assets             | 5                                                                                                                   | Site is not thought to contain any assets of archaeological interest                                                                                                               |              |                         |
| Minerals & Waste Constraints      | 5                                                                                                                   | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |              |                         |
| Defined Open Space                | 5                                                                                                                   | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |              |                         |
| Green Belt & Green Wedge          | 3                                                                                                                   | Site partially lies within the Metropolitan Green Belt or Green Wedge                                                                                                              |              |                         |
| Land Classification               | 0                                                                                                                   | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |              |                         |
| Protected Natural Features        | 0                                                                                                                   | Site partially or wholly comprises of one or more protected natural features                                                                                                       |              |                         |
| Flood Risk Constraints            | 5                                                                                                                   | Site is wholly within Flood Zone 1                                                                                                                                                 |              |                         |
| Air Quality Management Areas      | 5                                                                                                                   | Site is in excess of 500m from a designated AQMA                                                                                                                                   |              |                         |
| Ground Condition Constraints      | 5                                                                                                                   | Ground treatment is not expected to be required                                                                                                                                    |              |                         |
| Neighbouring Constraints          | 5                                                                                                                   | Site has no neighbouring constraints                                                                                                                                               |              |                         |
| Proximity to Key Services         | 3                                                                                                                   | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                       |              |                         |
| Community Facilities              | 5                                                                                                                   | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |              |                         |
| Comments on Suitability           | Adjacent to Urban Area. 2 trees protected under TPO/2006/006, one on site, one within 15m of the site to the north. |                                                                                                                                                                                    |              |                         |
| <b>Availability Criteria:</b>     |                                                                                                                     | <b>Availability Rating:</b>                                                                                                                                                        | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                                                   | Held by developer/willing owner/public sector                                                                                                                                      |              |                         |
| Land Condition                    | 5                                                                                                                   | Vacant land & buildings                                                                                                                                                            |              |                         |
| Legal Constraints                 | 3                                                                                                                   | Site may possibly face legal issues                                                                                                                                                |              |                         |
| Planning Permission or Allocation | N/A                                                                                                                 |                                                                                                                                                                                    |              |                         |
| Comments on Availability          | Possible ransom strip. Access to the site needs to be established.                                                  |                                                                                                                                                                                    |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                                                     | <b>Achievability Rating:</b>                                                                                                                                                       | <b>Green</b> |                         |
| Viability                         | 5                                                                                                                   | Development is likely viable                                                                                                                                                       |              |                         |
| Timescale for Deliverability      | 5                                                                                                                   | Up to 5 years                                                                                                                                                                      |              |                         |
| Comments on Achievability         |                                                                                                                     |                                                                                                                                                                                    |              |                         |



|                                   |                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                      |                       |                  |
|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------|
| SHELAA Reference: CFS226          |                                                                                                                                                                                                                                                                                  | RAG Rating:                                                                                                                                                                          | Red                   | 01 November 2025 |
| Site Address:                     | Field Rear of Telephone Exchange, Church Street, Great Baddow, Chelmsford                                                                                                                                                                                                        |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Great Baddow                                                                                                                                                                                                                                                                     | Total Score:                                                                                                                                                                         | 91                    |                  |
| Developable Site Area (ha):       | 4.36                                                                                                                                                                                                                                                                             | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 75                                                                                                                                                                                                                                                                               | Typology:                                                                                                                                                                            | 2                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                                                                                      | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                      | Suitability Rating:   | Red              |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                                                                | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                                                                | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                                                                | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 5                                                                                                                                                                                                                                                                                | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 0                                                                                                                                                                                                                                                                                | Site is not connected to either an existing PROW or cycle network                                                                                                                    |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                                                                | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                                                              |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 3                                                                                                                                                                                                                                                                                | Site is adjacent to one or more designated heritage assets                                                                                                                           |                       |                  |
| Non-Designated Heritage Assets    | 3                                                                                                                                                                                                                                                                                | Site is adjacent to one or more non-designated heritage assets                                                                                                                       |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                                                                                | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                                                                                                | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                                                                                                                                | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 0                                                                                                                                                                                                                                                                                | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |                       |                  |
| Land Classification               | 3                                                                                                                                                                                                                                                                                | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use                                   |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                                                                | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                                                                                                | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                                                | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 0                                                                                                                                                                                                                                                                                | Ground treatment is expected to be required on the majority (90% or more) of the site                                                                                                |                       |                  |
| Neighbouring Constraints          | 3                                                                                                                                                                                                                                                                                | Site has neighbouring constraints with potential for mitigation                                                                                                                      |                       |                  |
| Proximity to Key Services         | 3                                                                                                                                                                                                                                                                                | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |                       |                  |
| Community Facilities              | 3                                                                                                                                                                                                                                                                                | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Adjacent to Urban Area. In range of bus stops. Access and site links to Church Street Great Baddow. Adajcent Grade II listed building.Opposite to buildings of local value. 0.312ha protected under TPO/2007/081.Majority of site within Church Street Historic Landfill CHE030. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 3                                                                                                                                                                                                                                                                                | Promoter has an option to purchase site or collaborate with existing owner                                                                                                           |                       |                  |
| Land Condition                    | 5                                                                                                                                                                                                                                                                                | Vacant land & buildings                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                                                                                | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                                                              |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          | Site not within promoters ownership.                                                                                                                                                                                                                                             |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                                                                                                                                | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                                                                | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                      |                       |                  |

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| SHELAA Reference: CFS227          |                                                                                         | RAG Rating:                                                                                                                                                                                                    | Red                           | 01 November 2025 |
| Site Address:                     | Land South West of Rettendon Place Farm, Main Road, Rettendon                           |                                                                                                                                                                                                                |                               |                  |
| Parish:                           | Rettendon                                                                               | Total Score:                                                                                                                                                                                                   | 103                           |                  |
| Developable Site Area (ha):       | 10.163                                                                                  | Reason for discounted areas:                                                                                                                                                                                   | Gas pipe and Buffer (0.537ha) |                  |
| Potential Yield:                  | 174                                                                                     | Typology:                                                                                                                                                                                                      | 2                             |                  |
| Proposed Use:                     | Residential                                                                             | Comments on the size of site:                                                                                                                                                                                  |                               |                  |
| Suitability Criteria:             |                                                                                         |                                                                                                                                                                                                                | Suitability Rating:           | Red              |
| Proximity to Employment Areas     | 5                                                                                       | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |                               |                  |
| Impact on Retail Areas            | 5                                                                                       | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |                               |                  |
| Proximity to the Workplace        | 5                                                                                       | Site is within 2km walking distance of an employment allocation                                                                                                                                                |                               |                  |
| Public Transport                  | 5                                                                                       | Site is within 400m walking distance of one or more services                                                                                                                                                   |                               |                  |
| PROW and Cycling Connectivity     | 5                                                                                       | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                         |                               |                  |
| Vehicle Access                    | 3                                                                                       | There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site                                                                    |                               |                  |
| Strategic Road Access             | N/A                                                                                     |                                                                                                                                                                                                                |                               |                  |
| Designated Heritage Assets        | 5                                                                                       | Site does not contain any designated heritage assets                                                                                                                                                           |                               |                  |
| Non-Designated Heritage Assets    | 5                                                                                       | Site does not contain any non-designated heritage assets                                                                                                                                                       |                               |                  |
| Archaeological Assets             | 5                                                                                       | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                               |                  |
| Minerals & Waste Constraints      | 5                                                                                       | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |                               |                  |
| Defined Open Space                | 5                                                                                       | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |                               |                  |
| Green Belt & Green Wedge          | 0                                                                                       | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                               |                  |
| Land Classification               | 0                                                                                       | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                   |                               |                  |
| Protected Natural Features        | 3                                                                                       | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                               |                  |
| Flood Risk Constraints            | 5                                                                                       | Site is wholly within Flood Zone 1                                                                                                                                                                             |                               |                  |
| Air Quality Management Areas      | 5                                                                                       | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                               |                  |
| Ground Condition Constraints      | 5                                                                                       | Ground treatment is not expected to be required                                                                                                                                                                |                               |                  |
| Neighbouring Constraints          | 5                                                                                       | Site has no neighbouring constraints                                                                                                                                                                           |                               |                  |
| Proximity to Key Services         | 0                                                                                       | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                                                        |                               |                  |
| Community Facilities              | 3                                                                                       | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                           |                               |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Unclear if there exists existing vehicle access. |                                                                                                                                                                                                                |                               |                  |
| Availability Criteria:            |                                                                                         |                                                                                                                                                                                                                | Availability Rating:          | Green            |
| Land Ownership                    | 5                                                                                       | Held by developer/willing owner/public sector                                                                                                                                                                  |                               |                  |
| Land Condition                    | 5                                                                                       | Vacant land & buildings                                                                                                                                                                                        |                               |                  |
| Legal Constraints                 | 5                                                                                       | Site does not face any known legal issues                                                                                                                                                                      |                               |                  |
| Planning Permission or Allocation | N/A                                                                                     |                                                                                                                                                                                                                |                               |                  |
| Comments on Availability          | Agreed overage with previous owner re residential development on some of the land.      |                                                                                                                                                                                                                |                               |                  |
| Achievability Criteria:           |                                                                                         |                                                                                                                                                                                                                | Achievability Rating:         | Yellow           |
| Viability                         | 5                                                                                       | Development is likely viable                                                                                                                                                                                   |                               |                  |
| Timescale for Deliverability      | 4                                                                                       | Over 5 years                                                                                                                                                                                                   |                               |                  |
| Comments on Achievability         |                                                                                         |                                                                                                                                                                                                                |                               |                  |

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| SHELAA Reference: CFS228          |                                                                                    | RAG Rating:                                                                                                                                                                                                    | Red                   | 01 November 2025 |
| Site Address:                     | Land North West of Rettendon Turnpike, Rettendon, Chelmsford                       |                                                                                                                                                                                                                |                       |                  |
| Parish:                           | Rettendon                                                                          | Total Score:                                                                                                                                                                                                   | 100                   |                  |
| Developable Site Area (ha):       | 3                                                                                  | Reason for discounted areas:                                                                                                                                                                                   |                       |                  |
| Potential Yield:                  | 59                                                                                 | Typology:                                                                                                                                                                                                      | 3                     |                  |
| Proposed Use:                     | Residential                                                                        | Comments on the size of site:                                                                                                                                                                                  |                       |                  |
| Suitability Criteria:             |                                                                                    |                                                                                                                                                                                                                | Suitability Rating:   | Red              |
| Proximity to Employment Areas     | 5                                                                                  | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |                       |                  |
| Impact on Retail Areas            | 5                                                                                  | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |                       |                  |
| Proximity to the Workplace        | 5                                                                                  | Site is within 2km walking distance of an employment allocation                                                                                                                                                |                       |                  |
| Public Transport                  | 5                                                                                  | Site is within 400m walking distance of one or more services                                                                                                                                                   |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                  | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                         |                       |                  |
| Vehicle Access                    | 5                                                                                  | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |                       |                  |
| Strategic Road Access             | N/A                                                                                |                                                                                                                                                                                                                |                       |                  |
| Designated Heritage Assets        | 5                                                                                  | Site does not contain any designated heritage assets                                                                                                                                                           |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                  | Site does not contain any non-designated heritage assets                                                                                                                                                       |                       |                  |
| Archaeological Assets             | 5                                                                                  | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                  | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |                       |                  |
| Defined Open Space                | 5                                                                                  | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |                       |                  |
| Green Belt & Green Wedge          | 0                                                                                  | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 0                                                                                  | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                   |                       |                  |
| Protected Natural Features        | 3                                                                                  | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                       |                  |
| Flood Risk Constraints            | 5                                                                                  | Site is wholly within Flood Zone 1                                                                                                                                                                             |                       |                  |
| Air Quality Management Areas      | 5                                                                                  | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                       |                  |
| Ground Condition Constraints      | 5                                                                                  | Ground treatment is not expected to be required                                                                                                                                                                |                       |                  |
| Neighbouring Constraints          | 0                                                                                  | Site has neighbouring constraints with no potential for mitigation                                                                                                                                             |                       |                  |
| Proximity to Key Services         | 0                                                                                  | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                                                        |                       |                  |
| Community Facilities              | 3                                                                                  | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                           |                       |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Vehicle access from Rettendon turnpike.     |                                                                                                                                                                                                                |                       |                  |
| Availability Criteria:            |                                                                                    |                                                                                                                                                                                                                | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                  | Held by developer/willing owner/public sector                                                                                                                                                                  |                       |                  |
| Land Condition                    | 5                                                                                  | Vacant land & buildings                                                                                                                                                                                        |                       |                  |
| Legal Constraints                 | 5                                                                                  | Site does not face any known legal issues                                                                                                                                                                      |                       |                  |
| Planning Permission or Allocation | N/A                                                                                |                                                                                                                                                                                                                |                       |                  |
| Comments on Availability          | Agreed overage with previous owner re residential development on some of the land. |                                                                                                                                                                                                                |                       |                  |
| Achievability Criteria:           |                                                                                    |                                                                                                                                                                                                                | Achievability Rating: | Yellow           |
| Viability                         | 5                                                                                  | Development is likely viable                                                                                                                                                                                   |                       |                  |
| Timescale for Deliverability      | 4                                                                                  | Over 5 years                                                                                                                                                                                                   |                       |                  |
| Comments on Achievability         |                                                                                    |                                                                                                                                                                                                                |                       |                  |

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| SHELAA Reference: CFS229          |                                                                                    | RAG Rating:                                                                                                                                                                                                    | Red                           | 01 November 2025 |
| Site Address:                     | Land East of A130 and North West of Runwell Road, Rettendon                        |                                                                                                                                                                                                                |                               |                  |
| Parish:                           | Rettendon                                                                          | Total Score:                                                                                                                                                                                                   | 100                           |                  |
| Developable Site Area (ha):       | 2.982                                                                              | Reason for discounted areas:                                                                                                                                                                                   | Gas pipe and Buffer (0.248ha) |                  |
| Potential Yield:                  | 58                                                                                 | Typology:                                                                                                                                                                                                      | 3                             |                  |
| Proposed Use:                     | Residential                                                                        | Comments on the size of site:                                                                                                                                                                                  |                               |                  |
| Suitability Criteria:             |                                                                                    |                                                                                                                                                                                                                | Suitability Rating:           | Red              |
| Proximity to Employment Areas     | 5                                                                                  | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |                               |                  |
| Impact on Retail Areas            | 5                                                                                  | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |                               |                  |
| Proximity to the Workplace        | 5                                                                                  | Site is within 2km walking distance of an employment allocation                                                                                                                                                |                               |                  |
| Public Transport                  | 5                                                                                  | Site is within 400m walking distance of one or more services                                                                                                                                                   |                               |                  |
| PROW and Cycling Connectivity     | 5                                                                                  | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                         |                               |                  |
| Vehicle Access                    | 5                                                                                  | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |                               |                  |
| Strategic Road Access             | N/A                                                                                |                                                                                                                                                                                                                |                               |                  |
| Designated Heritage Assets        | 5                                                                                  | Site does not contain any designated heritage assets                                                                                                                                                           |                               |                  |
| Non-Designated Heritage Assets    | 5                                                                                  | Site does not contain any non-designated heritage assets                                                                                                                                                       |                               |                  |
| Archaeological Assets             | 5                                                                                  | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                               |                  |
| Minerals & Waste Constraints      | 5                                                                                  | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |                               |                  |
| Defined Open Space                | 5                                                                                  | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |                               |                  |
| Green Belt & Green Wedge          | 0                                                                                  | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                               |                  |
| Land Classification               | 0                                                                                  | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                   |                               |                  |
| Protected Natural Features        | 3                                                                                  | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                               |                  |
| Flood Risk Constraints            | 5                                                                                  | Site is wholly within Flood Zone 1                                                                                                                                                                             |                               |                  |
| Air Quality Management Areas      | 5                                                                                  | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                               |                  |
| Ground Condition Constraints      | 5                                                                                  | Ground treatment is not expected to be required                                                                                                                                                                |                               |                  |
| Neighbouring Constraints          | 0                                                                                  | Site has neighbouring constraints with no potential for mitigation                                                                                                                                             |                               |                  |
| Proximity to Key Services         | 0                                                                                  | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                                                        |                               |                  |
| Community Facilities              | 3                                                                                  | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                           |                               |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Vehicle access from Rettendon turnpike.     |                                                                                                                                                                                                                |                               |                  |
| Availability Criteria:            |                                                                                    |                                                                                                                                                                                                                | Availability Rating:          | Green            |
| Land Ownership                    | 5                                                                                  | Held by developer/willing owner/public sector                                                                                                                                                                  |                               |                  |
| Land Condition                    | 5                                                                                  | Vacant land & buildings                                                                                                                                                                                        |                               |                  |
| Legal Constraints                 | 5                                                                                  | Site does not face any known legal issues                                                                                                                                                                      |                               |                  |
| Planning Permission or Allocation | N/A                                                                                |                                                                                                                                                                                                                |                               |                  |
| Comments on Availability          | Agreed overage with previous owner re residential development on some of the land. |                                                                                                                                                                                                                |                               |                  |
| Achievability Criteria:           |                                                                                    |                                                                                                                                                                                                                | Achievability Rating:         | Yellow           |
| Viability                         | 5                                                                                  | Development is likely viable                                                                                                                                                                                   |                               |                  |
| Timescale for Deliverability      | 4                                                                                  | Over 5 years                                                                                                                                                                                                   |                               |                  |
| Comments on Achievability         |                                                                                    |                                                                                                                                                                                                                |                               |                  |

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| <b>SHELAA Reference: CFS230</b>   |                                                                                                                                                       | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Red</b>    | <b>01 November 2025</b> |
| Site Address:                     | Land North West of Hillminster, Hawk Hill, Rettendon, Wickford                                                                                        |                                                                                                                                                                                      |               |                         |
| Parish:                           | Rettendon                                                                                                                                             | Total Score:                                                                                                                                                                         | 92            |                         |
| Developable Site Area (ha):       | 2.3                                                                                                                                                   | Reason for discounted areas:                                                                                                                                                         |               |                         |
| Potential Yield:                  | 45                                                                                                                                                    | Typology:                                                                                                                                                                            | 3             |                         |
| Proposed Use:                     | Residential                                                                                                                                           | Comments on the size of site:                                                                                                                                                        |               |                         |
| <b>Suitability Criteria:</b>      |                                                                                                                                                       | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Red</b>    |                         |
| Proximity to Employment Areas     | 5                                                                                                                                                     | Site is outside of any existing/proposed employment allocation                                                                                                                       |               |                         |
| Impact on Retail Areas            | 5                                                                                                                                                     | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |               |                         |
| Proximity to the Workplace        | 5                                                                                                                                                     | Site is within 2km walking distance of an employment allocation                                                                                                                      |               |                         |
| Public Transport                  | 5                                                                                                                                                     | Site is within 400m walking distance of one or more services                                                                                                                         |               |                         |
| PROW and Cycling Connectivity     | 0                                                                                                                                                     | Site is not connected to either an existing PROW or cycle network                                                                                                                    |               |                         |
| Vehicle Access                    | 5                                                                                                                                                     | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |               |                         |
| Strategic Road Access             | N/A                                                                                                                                                   |                                                                                                                                                                                      |               |                         |
| Designated Heritage Assets        | 5                                                                                                                                                     | Site does not contain any designated heritage assets                                                                                                                                 |               |                         |
| Non-Designated Heritage Assets    | 5                                                                                                                                                     | Site does not contain any non-designated heritage assets                                                                                                                             |               |                         |
| Archaeological Assets             | 5                                                                                                                                                     | Site is not thought to contain any assets of archaeological interest                                                                                                                 |               |                         |
| Minerals & Waste Constraints      | 5                                                                                                                                                     | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |               |                         |
| Defined Open Space                | 5                                                                                                                                                     | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |               |                         |
| Green Belt & Green Wedge          | 0                                                                                                                                                     | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |               |                         |
| Land Classification               | 0                                                                                                                                                     | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |               |                         |
| Protected Natural Features        | 0                                                                                                                                                     | Site partially or wholly comprises of one or more protected natural features                                                                                                         |               |                         |
| Flood Risk Constraints            | 5                                                                                                                                                     | Site is wholly within Flood Zone 1                                                                                                                                                   |               |                         |
| Air Quality Management Areas      | 5                                                                                                                                                     | Site is in excess of 500m from a designated AQMA                                                                                                                                     |               |                         |
| Ground Condition Constraints      | 5                                                                                                                                                     | Ground treatment is not expected to be required                                                                                                                                      |               |                         |
| Neighbouring Constraints          | 0                                                                                                                                                     | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |               |                         |
| Proximity to Key Services         | 0                                                                                                                                                     | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |               |                         |
| Community Facilities              | 3                                                                                                                                                     | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |               |                         |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Vehicle access from Rettendon turnpike. 2.281ha protected under TPO/2001/078, covering almost the entire site. |                                                                                                                                                                                      |               |                         |
| <b>Availability Criteria:</b>     |                                                                                                                                                       | <b>Availability Rating:</b>                                                                                                                                                          | <b>Green</b>  |                         |
| Land Ownership                    | 5                                                                                                                                                     | Held by developer/willing owner/public sector                                                                                                                                        |               |                         |
| Land Condition                    | 5                                                                                                                                                     | Vacant land & buildings                                                                                                                                                              |               |                         |
| Legal Constraints                 | 5                                                                                                                                                     | Site does not face any known legal issues                                                                                                                                            |               |                         |
| Planning Permission or Allocation | N/A                                                                                                                                                   |                                                                                                                                                                                      |               |                         |
| Comments on Availability          | Agreed overage with previous owner re residential development on some of the land.                                                                    |                                                                                                                                                                                      |               |                         |
| <b>Achievability Criteria:</b>    |                                                                                                                                                       | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Yellow</b> |                         |
| Viability                         | 5                                                                                                                                                     | Development is likely viable                                                                                                                                                         |               |                         |
| Timescale for Deliverability      | 4                                                                                                                                                     | Over 5 years                                                                                                                                                                         |               |                         |
| Comments on Achievability         |                                                                                                                                                       |                                                                                                                                                                                      |               |                         |

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| SHELAA Reference: CFS231          |                                                                                                                                                                                | RAG Rating:                                                                                                                                                                          | Red                                                       | 01 November 2025 |
| Site Address:                     | Land South of Burnham Road, Battlesbridge, Wickford                                                                                                                            |                                                                                                                                                                                      |                                                           |                  |
| Parish:                           | Rettendon                                                                                                                                                                      | Total Score:                                                                                                                                                                         | 95                                                        |                  |
| Developable Site Area (ha):       | 14.254                                                                                                                                                                         | Reason for discounted areas:                                                                                                                                                         | Gas pipe and Buffer (0.238ha), Electricity line (0.208ha) |                  |
| Potential Yield:                  | 244                                                                                                                                                                            | Typology:                                                                                                                                                                            | 1                                                         |                  |
| Proposed Use:                     | Residential                                                                                                                                                                    | Comments on the size of site:                                                                                                                                                        |                                                           |                  |
| Suitability Criteria:             |                                                                                                                                                                                |                                                                                                                                                                                      | Suitability Rating:                                       | Red              |
| Proximity to Employment Areas     | 5                                                                                                                                                                              | Site is outside of any existing/proposed employment allocation                                                                                                                       |                                                           |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                              | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                                                           |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                              | Site is within 2km walking distance of an employment allocation                                                                                                                      |                                                           |                  |
| Public Transport                  | 5                                                                                                                                                                              | Site is within 400m walking distance of one or more services                                                                                                                         |                                                           |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                              | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                                                           |                  |
| Vehicle Access                    | 5                                                                                                                                                                              | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                                                           |                  |
| Strategic Road Access             | N/A                                                                                                                                                                            |                                                                                                                                                                                      |                                                           |                  |
| Designated Heritage Assets        | 5                                                                                                                                                                              | Site does not contain any designated heritage assets                                                                                                                                 |                                                           |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                              | Site does not contain any non-designated heritage assets                                                                                                                             |                                                           |                  |
| Archaeological Assets             | 5                                                                                                                                                                              | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                                                           |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                              | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                                                           |                  |
| Defined Open Space                | 5                                                                                                                                                                              | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                                                           |                  |
| Green Belt & Green Wedge          | 0                                                                                                                                                                              | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |                                                           |                  |
| Land Classification               | 0                                                                                                                                                                              | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                                                           |                  |
| Protected Natural Features        | 0                                                                                                                                                                              | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                                                           |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                              | Site is wholly within Flood Zone 1                                                                                                                                                   |                                                           |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                              | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                                                           |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                              | Ground treatment is not expected to be required                                                                                                                                      |                                                           |                  |
| Neighbouring Constraints          | 0                                                                                                                                                                              | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |                                                           |                  |
| Proximity to Key Services         | 0                                                                                                                                                                              | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                                                           |                  |
| Community Facilities              | 3                                                                                                                                                                              | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                                                           |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Vehicle access from Rettendon turnpike. 0.238ha protected under TPO/2001/078. Small part of this TPO in the eastern corner of the site. |                                                                                                                                                                                      |                                                           |                  |
| Availability Criteria:            |                                                                                                                                                                                |                                                                                                                                                                                      | Availability Rating:                                      | Green            |
| Land Ownership                    | 5                                                                                                                                                                              | Held by developer/willing owner/public sector                                                                                                                                        |                                                           |                  |
| Land Condition                    | 3                                                                                                                                                                              | Low intensity land uses                                                                                                                                                              |                                                           |                  |
| Legal Constraints                 | 5                                                                                                                                                                              | Site does not face any known legal issues                                                                                                                                            |                                                           |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                            |                                                                                                                                                                                      |                                                           |                  |
| Comments on Availability          | Agreed overage with previous owner re residential development on some of the land.                                                                                             |                                                                                                                                                                                      |                                                           |                  |
| Achievability Criteria:           |                                                                                                                                                                                |                                                                                                                                                                                      | Achievability Rating:                                     | Yellow           |
| Viability                         | 5                                                                                                                                                                              | Development is likely viable                                                                                                                                                         |                                                           |                  |
| Timescale for Deliverability      | 4                                                                                                                                                                              | Over 5 years                                                                                                                                                                         |                                                           |                  |
| Comments on Achievability         |                                                                                                                                                                                |                                                                                                                                                                                      |                                                           |                  |

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| SHELAA Reference: CFS232          |                                                                                                                                                           | RAG Rating:                                                                                                                                                                                                    | Amber                                                       | 01 November 2025 |
| Site Address:                     | Land North East of Meadow Road, Rettendon, Chelmsford                                                                                                     |                                                                                                                                                                                                                |                                                             |                  |
| Parish:                           | Rettendon                                                                                                                                                 | Total Score:                                                                                                                                                                                                   | 109                                                         |                  |
| Developable Site Area (ha):       | 17                                                                                                                                                        | Reason for discounted areas:                                                                                                                                                                                   |                                                             |                  |
| Potential Yield:                  | 292                                                                                                                                                       | Typology:                                                                                                                                                                                                      | 1                                                           |                  |
| Proposed Use:                     | Mixed Use                                                                                                                                                 | Comments on the size of site:                                                                                                                                                                                  | Size of site is potentially suitable for all employment use |                  |
| Suitability Criteria:             |                                                                                                                                                           |                                                                                                                                                                                                                | Suitability Rating:                                         | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                         | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |                                                             |                  |
| Impact on Retail Areas            | 5                                                                                                                                                         | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |                                                             |                  |
| Proximity to the Workplace        | 5                                                                                                                                                         | Site is within 2km walking distance of an employment allocation                                                                                                                                                |                                                             |                  |
| Public Transport                  | 5                                                                                                                                                         | Site is within 400m walking distance of one or more services                                                                                                                                                   |                                                             |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                         | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                         |                                                             |                  |
| Vehicle Access                    | 5                                                                                                                                                         | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |                                                             |                  |
| Strategic Road Access             | 2                                                                                                                                                         | Site has direct access to or is adjacent to a safeguarded trunk road or B-road                                                                                                                                 |                                                             |                  |
| Designated Heritage Assets        | 5                                                                                                                                                         | Site does not contain any designated heritage assets                                                                                                                                                           |                                                             |                  |
| Non-Designated Heritage Assets    | 3                                                                                                                                                         | Site is adjacent to one or more non-designated heritage assets                                                                                                                                                 |                                                             |                  |
| Archaeological Assets             | 5                                                                                                                                                         | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                                                             |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                         | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |                                                             |                  |
| Defined Open Space                | 5                                                                                                                                                         | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |                                                             |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                         | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                            |                                                             |                  |
| Land Classification               | 0                                                                                                                                                         | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                   |                                                             |                  |
| Protected Natural Features        | 3                                                                                                                                                         | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                                                             |                  |
| Flood Risk Constraints            | 5                                                                                                                                                         | Site is wholly within Flood Zone 1                                                                                                                                                                             |                                                             |                  |
| Air Quality Management Areas      | 5                                                                                                                                                         | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                                                             |                  |
| Ground Condition Constraints      | 5                                                                                                                                                         | Ground treatment is not expected to be required                                                                                                                                                                |                                                             |                  |
| Neighbouring Constraints          | 5                                                                                                                                                         | Site has no neighbouring constraints                                                                                                                                                                           |                                                             |                  |
| Proximity to Key Services         | 0                                                                                                                                                         | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                                                        |                                                             |                  |
| Community Facilities              | 3                                                                                                                                                         | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                           |                                                             |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Vehicle access and pedestrian access. Primary school is locally listedPriority habitats within the NW of the site |                                                                                                                                                                                                                |                                                             |                  |
| Availability Criteria:            |                                                                                                                                                           |                                                                                                                                                                                                                | Availability Rating:                                        | Green            |
| Land Ownership                    | 3                                                                                                                                                         | Promoter has an option to purchase site or collaborate with existing owner                                                                                                                                     |                                                             |                  |
| Land Condition                    | 5                                                                                                                                                         | Vacant land & buildings                                                                                                                                                                                        |                                                             |                  |
| Legal Constraints                 | 5                                                                                                                                                         | Site does not face any known legal issues                                                                                                                                                                      |                                                             |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                       |                                                                                                                                                                                                                |                                                             |                  |
| Comments on Availability          | Agreed overage with previous owner re residential development on some of the land.                                                                        |                                                                                                                                                                                                                |                                                             |                  |
| Achievability Criteria:           |                                                                                                                                                           |                                                                                                                                                                                                                | Achievability Rating:                                       | Green            |
| Viability                         | 5                                                                                                                                                         | Development is likely viable                                                                                                                                                                                   |                                                             |                  |
| Timescale for Deliverability      | 5                                                                                                                                                         | Up to 5 years                                                                                                                                                                                                  |                                                             |                  |
| Comments on Achievability         |                                                                                                                                                           |                                                                                                                                                                                                                |                                                             |                  |



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| SHELAA Reference: CFS233          |                                                                                                                                                                                                                                                   | RAG Rating:                                                                                                                                                                          | Red                   | 01 November 2025 |
| Site Address:                     | Land South East of Rettendon Place, Main Road, Rettendon, Chelmsford                                                                                                                                                                              |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Rettendon                                                                                                                                                                                                                                         | Total Score:                                                                                                                                                                         | 102                   |                  |
| Developable Site Area (ha):       | 30.32                                                                                                                                                                                                                                             | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 371                                                                                                                                                                                                                                               | Typology:                                                                                                                                                                            | 28                    |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                                                       | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                                   |                                                                                                                                                                                      | Suitability Rating:   | Red              |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                                 | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                                 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                                 | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 5                                                                                                                                                                                                                                                 | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                                 | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                                 | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                               |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                                                                                                                                                 | Site does not contain any designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                                                 | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                                                 | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                                                                 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                                                                                                 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 0                                                                                                                                                                                                                                                 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |                       |                  |
| Land Classification               | 0                                                                                                                                                                                                                                                 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                                 | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                                                                 | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                 | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                                                                                 | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                                                                                 | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 0                                                                                                                                                                                                                                                 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                       |                  |
| Community Facilities              | 3                                                                                                                                                                                                                                                 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. There are road links from the Main Road into Rettendon. 0.045ha protected under TPO/1989/064, straddling the southern boundary. Also TPO/1976/031 just touches the boundary at right angles to the south. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                                   |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                                                                 | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 5                                                                                                                                                                                                                                                 | Vacant land & buildings                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                                                 | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                               |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          | Agreed overage with previous owner re residential development on some of the land.                                                                                                                                                                |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                                   |                                                                                                                                                                                      | Achievability Rating: | Yellow           |
| Viability                         | 5                                                                                                                                                                                                                                                 | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 4                                                                                                                                                                                                                                                 | Over 5 years                                                                                                                                                                         |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                                   |                                                                                                                                                                                      |                       |                  |



|                                   |                                                                                                                                              |                                                                                                                                                                                      |                       |                  |
|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------|
| SHELAA Reference: CFS234          |                                                                                                                                              | RAG Rating:                                                                                                                                                                          | Red                   | 01 November 2025 |
| Site Address:                     | Land North East of Rettendon Turnpike, Rettendon, Chelmsford                                                                                 |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Rettendon                                                                                                                                    | Total Score:                                                                                                                                                                         | 105                   |                  |
| Developable Site Area (ha):       | 9.36                                                                                                                                         | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 161                                                                                                                                          | Typology:                                                                                                                                                                            | 2                     |                  |
| Proposed Use:                     | Residential                                                                                                                                  | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                              |                                                                                                                                                                                      | Suitability Rating:   | Red              |
| Proximity to Employment Areas     | 5                                                                                                                                            | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                            | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                            | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 5                                                                                                                                            | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                            | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                                                                                            | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                          |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 3                                                                                                                                            | Site is adjacent to one or more designated heritage assets                                                                                                                           |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                            | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                                                                                            | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                            | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                                                                                            | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 0                                                                                                                                            | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |                       |                  |
| Land Classification               | 0                                                                                                                                            | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 5                                                                                                                                            | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                            | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                            | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                            | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                            | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 0                                                                                                                                            | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                       |                  |
| Community Facilities              | 3                                                                                                                                            | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. This site has access from the Woodham Road and Rettendon turnpike. Adjacent Grade II listed building. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                                              |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                            | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 5                                                                                                                                            | Vacant land & buildings                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                                                                            | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                          |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          | Agreed overage with previous owner re residential development on some of the land.                                                           |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                              |                                                                                                                                                                                      | Achievability Rating: | Yellow           |
| Viability                         | 5                                                                                                                                            | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 4                                                                                                                                            | Over 5 years                                                                                                                                                                         |                       |                  |
| Comments on Achievability         |                                                                                                                                              |                                                                                                                                                                                      |                       |                  |

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|-----------------------------------|--------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-------------------------|
| <b>SHELAA Reference: CFS235</b>   |                                                                                            | <b>RAG Rating:</b>                                                                                                                                                                 | <b>Amber</b> | <b>01 November 2025</b> |
| Site Address:                     | Rembrandt House Blasford Hill Little Waltham Chelmsford Essex CM3 3PF                      |                                                                                                                                                                                    |              |                         |
| Parish:                           | Little Waltham                                                                             | Total Score:                                                                                                                                                                       | 102          |                         |
| Developable Site Area (ha):       | 0.3                                                                                        | Reason for discounted areas:                                                                                                                                                       |              |                         |
| Potential Yield:                  | 9                                                                                          | Typology:                                                                                                                                                                          | 17           |                         |
| Proposed Use:                     | Residential                                                                                | Comments on the size of site:                                                                                                                                                      |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                            | <b>Suitability Rating:</b>                                                                                                                                                         | <b>Amber</b> |                         |
| Proximity to Employment Areas     | 5                                                                                          | Site is outside of any existing/proposed employment allocation                                                                                                                     |              |                         |
| Impact on Retail Areas            | 5                                                                                          | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |              |                         |
| Proximity to the Workplace        | 5                                                                                          | Site is within 2km walking distance of an employment allocation                                                                                                                    |              |                         |
| Public Transport                  | 5                                                                                          | Site is within 400m walking distance of one or more services                                                                                                                       |              |                         |
| PROW and Cycling Connectivity     | 0                                                                                          | Site is not connected to either an existing PROW or cycle network                                                                                                                  |              |                         |
| Vehicle Access                    | 5                                                                                          | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |              |                         |
| Strategic Road Access             | N/A                                                                                        |                                                                                                                                                                                    |              |                         |
| Designated Heritage Assets        | 5                                                                                          | Site does not contain any designated heritage assets                                                                                                                               |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                          | Site does not contain any non-designated heritage assets                                                                                                                           |              |                         |
| Archaeological Assets             | 5                                                                                          | Site is not thought to contain any assets of archaeological interest                                                                                                               |              |                         |
| Minerals & Waste Constraints      | 5                                                                                          | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |              |                         |
| Defined Open Space                | 5                                                                                          | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |              |                         |
| Green Belt & Green Wedge          | 0                                                                                          | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                      |              |                         |
| Land Classification               | 0                                                                                          | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |              |                         |
| Protected Natural Features        | 0                                                                                          | Site partially or wholly comprises of one or more protected natural features                                                                                                       |              |                         |
| Flood Risk Constraints            | 5                                                                                          | Site is wholly within Flood Zone 1                                                                                                                                                 |              |                         |
| Air Quality Management Areas      | 5                                                                                          | Site is in excess of 500m from a designated AQMA                                                                                                                                   |              |                         |
| Ground Condition Constraints      | 5                                                                                          | Ground treatment is not expected to be required                                                                                                                                    |              |                         |
| Neighbouring Constraints          | 5                                                                                          | Site has no neighbouring constraints                                                                                                                                               |              |                         |
| Proximity to Key Services         | 3                                                                                          | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                       |              |                         |
| Community Facilities              | 5                                                                                          | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |              |                         |
| Comments on Suitability           | Outside of DSB. In range of bus stops. 0.011ha protected under TPO/2011/006, TPO/2018/005. |                                                                                                                                                                                    |              |                         |
| <b>Availability Criteria:</b>     |                                                                                            | <b>Availability Rating:</b>                                                                                                                                                        | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                          | Held by developer/willing owner/public sector                                                                                                                                      |              |                         |
| Land Condition                    | 4                                                                                          | Established single use                                                                                                                                                             |              |                         |
| Legal Constraints                 | 5                                                                                          | Site does not face any known legal issues                                                                                                                                          |              |                         |
| Planning Permission or Allocation | N/A                                                                                        |                                                                                                                                                                                    |              |                         |
| Comments on Availability          | Site currently in use for other purposes.                                                  |                                                                                                                                                                                    |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                            | <b>Achievability Rating:</b>                                                                                                                                                       | <b>Green</b> |                         |
| Viability                         | 5                                                                                          | Development is likely viable                                                                                                                                                       |              |                         |
| Timescale for Deliverability      | 5                                                                                          | Up to 5 years                                                                                                                                                                      |              |                         |
| Comments on Achievability         |                                                                                            |                                                                                                                                                                                    |              |                         |

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| SHELAA Reference: CFS236          |                                                                                                                                                                          | RAG Rating:                                                                                                                                                                          | Red                                                         | 01 November 2025 |
| Site Address:                     | Land North West of Sundayville, Lynfords Drive, Runwell, Wickford                                                                                                        |                                                                                                                                                                                      |                                                             |                  |
| Parish:                           | Runwell                                                                                                                                                                  | Total Score:                                                                                                                                                                         | 100                                                         |                  |
| Developable Site Area (ha):       | 18.241                                                                                                                                                                   | Reason for discounted areas:                                                                                                                                                         | Gas pipe and Buffer (0.123ha), Electricity line (0.236ha)   |                  |
| Potential Yield:                  | 313                                                                                                                                                                      | Typology:                                                                                                                                                                            | 1+38                                                        |                  |
| Proposed Use:                     | Mixed Use                                                                                                                                                                | Comments on the size of site:                                                                                                                                                        | Size of site is potentially suitable for all employment use |                  |
| Suitability Criteria:             |                                                                                                                                                                          |                                                                                                                                                                                      | Suitability Rating:                                         | Red              |
| Proximity to Employment Areas     | 5                                                                                                                                                                        | Site is outside of any existing/proposed employment allocation                                                                                                                       |                                                             |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                        | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                                                             |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                        | Site is within 2km walking distance of an employment allocation                                                                                                                      |                                                             |                  |
| Public Transport                  | 5                                                                                                                                                                        | Site is within 400m walking distance of one or more services                                                                                                                         |                                                             |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                        | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                                                             |                  |
| Vehicle Access                    | 5                                                                                                                                                                        | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                                                             |                  |
| Strategic Road Access             | 4                                                                                                                                                                        | Site has direct access to or is adjacent to a primary road network                                                                                                                   |                                                             |                  |
| Designated Heritage Assets        | 5                                                                                                                                                                        | Site does not contain any designated heritage assets                                                                                                                                 |                                                             |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                        | Site does not contain any non-designated heritage assets                                                                                                                             |                                                             |                  |
| Archaeological Assets             | 5                                                                                                                                                                        | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                                                             |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                        | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                                                             |                  |
| Defined Open Space                | 5                                                                                                                                                                        | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                                                             |                  |
| Green Belt & Green Wedge          | 0                                                                                                                                                                        | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |                                                             |                  |
| Land Classification               | 0                                                                                                                                                                        | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                                                             |                  |
| Protected Natural Features        | 0                                                                                                                                                                        | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                                                             |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                        | Site is wholly within Flood Zone 1                                                                                                                                                   |                                                             |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                        | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                                                             |                  |
| Ground Condition Constraints      | 3                                                                                                                                                                        | Ground treatment is expected to be required on part of the site                                                                                                                      |                                                             |                  |
| Neighbouring Constraints          | 0                                                                                                                                                                        | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |                                                             |                  |
| Proximity to Key Services         | 0                                                                                                                                                                        | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                                                             |                  |
| Community Facilities              | 3                                                                                                                                                                        | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                                                             |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Tree belts covered by TPO/2208/110 is adjoining the site to the north. Adjacent to Runwell Hospital contaminated land SOPC000853. |                                                                                                                                                                                      |                                                             |                  |
| Availability Criteria:            |                                                                                                                                                                          |                                                                                                                                                                                      | Availability Rating:                                        | Green            |
| Land Ownership                    | 5                                                                                                                                                                        | Held by developer/willing owner/public sector                                                                                                                                        |                                                             |                  |
| Land Condition                    | 5                                                                                                                                                                        | Vacant land & buildings                                                                                                                                                              |                                                             |                  |
| Legal Constraints                 | 5                                                                                                                                                                        | Site does not face any known legal issues                                                                                                                                            |                                                             |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                      |                                                                                                                                                                                      |                                                             |                  |
| Comments on Availability          | Electric pylons run through the site.                                                                                                                                    |                                                                                                                                                                                      |                                                             |                  |
| Achievability Criteria:           |                                                                                                                                                                          |                                                                                                                                                                                      | Achievability Rating:                                       | Green            |
| Viability                         | 5                                                                                                                                                                        | Development is likely viable                                                                                                                                                         |                                                             |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                        | Up to 5 years                                                                                                                                                                        |                                                             |                  |
| Comments on Achievability         |                                                                                                                                                                          |                                                                                                                                                                                      |                                                             |                  |

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| SHELAA Reference: CFS238          |                                                                                           | RAG Rating:                                                                                                                                                                                                    | Red                   | 01 November 2025 |
| Site Address:                     | Parklands West Hanningfield Road, Great Baddow, Chelmsford, Essex CM2 8HR                 |                                                                                                                                                                                                                |                       |                  |
| Parish:                           | Great Baddow                                                                              | Total Score:                                                                                                                                                                                                   | 106                   |                  |
| Developable Site Area (ha):       | 0.17                                                                                      | Reason for discounted areas:                                                                                                                                                                                   |                       |                  |
| Potential Yield:                  | 5                                                                                         | Typology:                                                                                                                                                                                                      | 18                    |                  |
| Proposed Use:                     | Residential                                                                               | Comments on the size of site:                                                                                                                                                                                  |                       |                  |
| Suitability Criteria:             |                                                                                           |                                                                                                                                                                                                                | Suitability Rating:   | Red              |
| Proximity to Employment Areas     | 5                                                                                         | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |                       |                  |
| Impact on Retail Areas            | 5                                                                                         | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |                       |                  |
| Proximity to the Workplace        | 5                                                                                         | Site is within 2km walking distance of an employment allocation                                                                                                                                                |                       |                  |
| Public Transport                  | 5                                                                                         | Site is within 400m walking distance of one or more services                                                                                                                                                   |                       |                  |
| PROW and Cycling Connectivity     | 0                                                                                         | Site is not connected to either an existing PROW or cycle network                                                                                                                                              |                       |                  |
| Vehicle Access                    | 5                                                                                         | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |                       |                  |
| Strategic Road Access             | N/A                                                                                       |                                                                                                                                                                                                                |                       |                  |
| Designated Heritage Assets        | 5                                                                                         | Site does not contain any designated heritage assets                                                                                                                                                           |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                         | Site does not contain any non-designated heritage assets                                                                                                                                                       |                       |                  |
| Archaeological Assets             | 5                                                                                         | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                         | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |                       |                  |
| Defined Open Space                | 5                                                                                         | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |                       |                  |
| Green Belt & Green Wedge          | 0                                                                                         | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 0                                                                                         | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                   |                       |                  |
| Protected Natural Features        | 3                                                                                         | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                       |                  |
| Flood Risk Constraints            | 5                                                                                         | Site is wholly within Flood Zone 1                                                                                                                                                                             |                       |                  |
| Air Quality Management Areas      | 5                                                                                         | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                       |                  |
| Ground Condition Constraints      | 5                                                                                         | Ground treatment is not expected to be required                                                                                                                                                                |                       |                  |
| Neighbouring Constraints          | 5                                                                                         | Site has no neighbouring constraints                                                                                                                                                                           |                       |                  |
| Proximity to Key Services         | 3                                                                                         | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                                                   |                       |                  |
| Community Facilities              | 5                                                                                         | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                              |                       |                  |
| Comments on Suitability           | Adjacent to Urban Area. In range of bus stops. Present pedestrian access via 'Parklands'. |                                                                                                                                                                                                                |                       |                  |
| Availability Criteria:            |                                                                                           |                                                                                                                                                                                                                | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                         | Held by developer/willing owner/public sector                                                                                                                                                                  |                       |                  |
| Land Condition                    | 5                                                                                         | Vacant land & buildings                                                                                                                                                                                        |                       |                  |
| Legal Constraints                 | 5                                                                                         | Site does not face any known legal issues                                                                                                                                                                      |                       |                  |
| Planning Permission or Allocation | N/A                                                                                       |                                                                                                                                                                                                                |                       |                  |
| Comments on Availability          | Forms part of residential garden                                                          |                                                                                                                                                                                                                |                       |                  |
| Achievability Criteria:           |                                                                                           |                                                                                                                                                                                                                | Achievability Rating: | Green            |
| Viability                         | 5                                                                                         | Development is likely viable                                                                                                                                                                                   |                       |                  |
| Timescale for Deliverability      | 5                                                                                         | Up to 5 years                                                                                                                                                                                                  |                       |                  |
| Comments on Achievability         |                                                                                           |                                                                                                                                                                                                                |                       |                  |

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| SHELAA Reference: CFS239          |                                                                                                      | RAG Rating:                                                                                                                                                                        | Amber                 | 01 November 2025 |
| Site Address:                     | Land South of The Old Rectory, Mashbury Road, Chignal St James                                       |                                                                                                                                                                                    |                       |                  |
| Parish:                           | Chignal                                                                                              | Total Score:                                                                                                                                                                       | 113                   |                  |
| Developable Site Area (ha):       | 0.13                                                                                                 | Reason for discounted areas:                                                                                                                                                       |                       |                  |
| Potential Yield:                  | 4                                                                                                    | Typology:                                                                                                                                                                          | 18                    |                  |
| Proposed Use:                     | Residential                                                                                          | Comments on the size of site:                                                                                                                                                      |                       |                  |
| Suitability Criteria:             |                                                                                                      |                                                                                                                                                                                    | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                    | Site is outside of any existing/proposed employment allocation                                                                                                                     |                       |                  |
| Impact on Retail Areas            | 5                                                                                                    | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |                       |                  |
| Proximity to the Workplace        | 5                                                                                                    | Site is within 2km walking distance of an employment allocation                                                                                                                    |                       |                  |
| Public Transport                  | 5                                                                                                    | Site is within 400m walking distance of one or more services                                                                                                                       |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                    | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |                       |                  |
| Vehicle Access                    | 5                                                                                                    | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |                       |                  |
| Strategic Road Access             | N/A                                                                                                  |                                                                                                                                                                                    |                       |                  |
| Designated Heritage Assets        | 5                                                                                                    | Site does not contain any designated heritage assets                                                                                                                               |                       |                  |
| Non-Designated Heritage Assets    | 3                                                                                                    | Site is adjacent to one or more non-designated heritage assets                                                                                                                     |                       |                  |
| Archaeological Assets             | 5                                                                                                    | Site is not thought to contain any assets of archaeological interest                                                                                                               |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                    | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |                       |                  |
| Defined Open Space                | 5                                                                                                    | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                    | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                |                       |                  |
| Land Classification               | 0                                                                                                    | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |                       |                  |
| Protected Natural Features        | 5                                                                                                    | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features           |                       |                  |
| Flood Risk Constraints            | 5                                                                                                    | Site is wholly within Flood Zone 1                                                                                                                                                 |                       |                  |
| Air Quality Management Areas      | 5                                                                                                    | Site is in excess of 500m from a designated AQMA                                                                                                                                   |                       |                  |
| Ground Condition Constraints      | 5                                                                                                    | Ground treatment is not expected to be required                                                                                                                                    |                       |                  |
| Neighbouring Constraints          | 5                                                                                                    | Site has no neighbouring constraints                                                                                                                                               |                       |                  |
| Proximity to Key Services         | 0                                                                                                    | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                            |                       |                  |
| Community Facilities              | 5                                                                                                    | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |                       |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Site has road frontage. Adjacent to buildings of local value. |                                                                                                                                                                                    |                       |                  |
| Availability Criteria:            |                                                                                                      |                                                                                                                                                                                    | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                    | Held by developer/willing owner/public sector                                                                                                                                      |                       |                  |
| Land Condition                    | 5                                                                                                    | Vacant land & buildings                                                                                                                                                            |                       |                  |
| Legal Constraints                 | 5                                                                                                    | Site does not face any known legal issues                                                                                                                                          |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                  |                                                                                                                                                                                    |                       |                  |
| Comments on Availability          |                                                                                                      |                                                                                                                                                                                    |                       |                  |
| Achievability Criteria:           |                                                                                                      |                                                                                                                                                                                    | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                    | Development is likely viable                                                                                                                                                       |                       |                  |
| Timescale for Deliverability      | 5                                                                                                    | Up to 5 years                                                                                                                                                                      |                       |                  |
| Comments on Achievability         |                                                                                                      |                                                                                                                                                                                    |                       |                  |

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| SHELAA Reference: CFS241          |                                                                                                                                                                                                                                                                                                    | RAG Rating:                                                                                                                                                                        | Amber                                                       | 01 November 2025 |
| Site Address:                     | Civic Centre Land Site, Duke Street, Chelmsford                                                                                                                                                                                                                                                    |                                                                                                                                                                                    |                                                             |                  |
| Parish:                           | Chelmsford                                                                                                                                                                                                                                                                                         | Total Score:                                                                                                                                                                       | 99                                                          |                  |
| Developable Site Area (ha):       | 1.926                                                                                                                                                                                                                                                                                              | Reason for discounted areas:                                                                                                                                                       | Electricity substation (0.004ha)                            |                  |
| Potential Yield:                  | 197                                                                                                                                                                                                                                                                                                | Typology:                                                                                                                                                                          | 13+32+37                                                    |                  |
| Proposed Use:                     | Mixed Use                                                                                                                                                                                                                                                                                          | Comments on the size of site:                                                                                                                                                      | Size of site is potentially suitable for all employment use |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                    | Suitability Rating:                                         | Amber            |
| Proximity to Employment Areas     | 3                                                                                                                                                                                                                                                                                                  | Site is adjacent to an existing/proposed employment allocation                                                                                                                     |                                                             |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                                                                                  | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |                                                             |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                                                                                  | Site is within 2km walking distance of an employment allocation                                                                                                                    |                                                             |                  |
| Public Transport                  | 5                                                                                                                                                                                                                                                                                                  | Site is within 400m walking distance of one or more services                                                                                                                       |                                                             |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                                                                                  | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |                                                             |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                                                                                  | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |                                                             |                  |
| Strategic Road Access             | 4                                                                                                                                                                                                                                                                                                  | Site has direct access to or is adjacent to a primary road network                                                                                                                 |                                                             |                  |
| Designated Heritage Assets        | 0                                                                                                                                                                                                                                                                                                  | Site contains one or more designated heritage assets                                                                                                                               |                                                             |                  |
| Non-Designated Heritage Assets    | 0                                                                                                                                                                                                                                                                                                  | Site contains one or more non-designated heritage assets                                                                                                                           |                                                             |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                                                                                                  | Site is not thought to contain any assets of archaeological interest                                                                                                               |                                                             |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                                                                                                                  | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |                                                             |                  |
| Defined Open Space                | 5                                                                                                                                                                                                                                                                                                  | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |                                                             |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                                                                                                                  | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                |                                                             |                  |
| Land Classification               | 5                                                                                                                                                                                                                                                                                                  | Site is predominantly Previously Developed Land                                                                                                                                    |                                                             |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                                                                                  | Site partially or wholly comprises of one or more protected natural features                                                                                                       |                                                             |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                                                                                                                  | Site is wholly within Flood Zone 1                                                                                                                                                 |                                                             |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                                                                  | Site is in excess of 500m from a designated AQMA                                                                                                                                   |                                                             |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                                                                                                                                  | Ground treatment is not expected to be required                                                                                                                                    |                                                             |                  |
| Neighbouring Constraints          | 0                                                                                                                                                                                                                                                                                                  | Site has neighbouring constraints with no potential for mitigation                                                                                                                 |                                                             |                  |
| Proximity to Key Services         | 5                                                                                                                                                                                                                                                                                                  | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                      |                                                             |                  |
| Community Facilities              | 0                                                                                                                                                                                                                                                                                                  | Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                   |                                                             |                  |
| Comments on Suitability           | Within Urban Area. Within range of rail station & bus stops. Local listed building within site. Partially within conservation area. Part of building of local value. Six trees protected by TPO/2006/010 are located on Coval Lane within 15m of the site to the west. These may be veteran trees. |                                                                                                                                                                                    |                                                             |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                    | Availability Rating:                                        | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                                                                                                                  | Held by developer/willing owner/public sector                                                                                                                                      |                                                             |                  |
| Land Condition                    | 2                                                                                                                                                                                                                                                                                                  | Established multiple uses                                                                                                                                                          |                                                             |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                                                                                                  | Site does not face any known legal issues                                                                                                                                          |                                                             |                  |
| Planning Permission or Allocation | Site is already allocated in Local Plan forming SGS1e                                                                                                                                                                                                                                              |                                                                                                                                                                                    |                                                             |                  |
| Comments on Availability          | Electricity substation on site. Site currently in use for other purposes.                                                                                                                                                                                                                          |                                                                                                                                                                                    |                                                             |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                    | Achievability Rating:                                       | Green            |
| Viability                         | 5                                                                                                                                                                                                                                                                                                  | Development is likely viable                                                                                                                                                       |                                                             |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                                                                                  | Up to 5 years                                                                                                                                                                      |                                                             |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                    |                                                             |                  |

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| SHELAA Reference: CFS243          |                                                                                                                             | RAG Rating:                                                                                                                                                                        | Amber                 | 01 November 2025 |
| Site Address:                     | Play Area, Jubilee Rise, Danbury, Chelmsford                                                                                |                                                                                                                                                                                    |                       |                  |
| Parish:                           | Danbury                                                                                                                     | Total Score:                                                                                                                                                                       | 110                   |                  |
| Developable Site Area (ha):       | 0.05                                                                                                                        | Reason for discounted areas:                                                                                                                                                       |                       |                  |
| Potential Yield:                  | 2                                                                                                                           | Typology:                                                                                                                                                                          | 19                    |                  |
| Proposed Use:                     | Residential                                                                                                                 | Comments on the size of site:                                                                                                                                                      |                       |                  |
| Suitability Criteria:             |                                                                                                                             |                                                                                                                                                                                    | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                           | Site is outside of any existing/proposed employment allocation                                                                                                                     |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                           | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                           | Site is within 2km walking distance of an employment allocation                                                                                                                    |                       |                  |
| Public Transport                  | 0                                                                                                                           | Site is in excess of 400m walking distance from all services                                                                                                                       |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                           | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |                       |                  |
| Vehicle Access                    | 5                                                                                                                           | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |                       |                  |
| Strategic Road Access             | N/A                                                                                                                         |                                                                                                                                                                                    |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                           | Site does not contain any designated heritage assets                                                                                                                               |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                           | Site does not contain any non-designated heritage assets                                                                                                                           |                       |                  |
| Archaeological Assets             | 5                                                                                                                           | Site is not thought to contain any assets of archaeological interest                                                                                                               |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                           | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |                       |                  |
| Defined Open Space                | 5                                                                                                                           | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                           | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                |                       |                  |
| Land Classification               | 3                                                                                                                           | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use                                 |                       |                  |
| Protected Natural Features        | 0                                                                                                                           | Site partially or wholly comprises of one or more protected natural features                                                                                                       |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                           | Site is wholly within Flood Zone 1                                                                                                                                                 |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                           | Site is in excess of 500m from a designated AQMA                                                                                                                                   |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                           | Ground treatment is not expected to be required                                                                                                                                    |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                           | Site has no neighbouring constraints                                                                                                                                               |                       |                  |
| Proximity to Key Services         | 3                                                                                                                           | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                       |                       |                  |
| Community Facilities              | 5                                                                                                                           | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |                       |                  |
| Comments on Suitability           | Within DSB. Two trees protected by TPO/2006/063 are located within 15m of the site to the rear. These may be veteran trees. |                                                                                                                                                                                    |                       |                  |
| Availability Criteria:            |                                                                                                                             |                                                                                                                                                                                    | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                           | Held by developer/willing owner/public sector                                                                                                                                      |                       |                  |
| Land Condition                    | 4                                                                                                                           | Established single use                                                                                                                                                             |                       |                  |
| Legal Constraints                 | 5                                                                                                                           | Site does not face any known legal issues                                                                                                                                          |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                         |                                                                                                                                                                                    |                       |                  |
| Comments on Availability          | Electricity substation on site.                                                                                             |                                                                                                                                                                                    |                       |                  |
| Achievability Criteria:           |                                                                                                                             |                                                                                                                                                                                    | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                           | Development is likely viable                                                                                                                                                       |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                           | Up to 5 years                                                                                                                                                                      |                       |                  |
| Comments on Achievability         |                                                                                                                             |                                                                                                                                                                                    |                       |                  |



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| SHELAA Reference: CFS253          |                                                                                                                                                                     | RAG Rating:                                                                                                                                                                                                    | Amber                 | 01 November 2025 |
| Site Address:                     | Allotment Gardens, Hill Road South, Chelmsford                                                                                                                      |                                                                                                                                                                                                                |                       |                  |
| Parish:                           | Chelmsford                                                                                                                                                          | Total Score:                                                                                                                                                                                                   | 89                    |                  |
| Developable Site Area (ha):       | 2.38                                                                                                                                                                | Reason for discounted areas:                                                                                                                                                                                   |                       |                  |
| Potential Yield:                  | 47                                                                                                                                                                  | Typology:                                                                                                                                                                                                      | 3                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                         | Comments on the size of site:                                                                                                                                                                                  |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                     |                                                                                                                                                                                                                | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                   | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                   | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                   | Site is within 2km walking distance of an employment allocation                                                                                                                                                |                       |                  |
| Public Transport                  | 5                                                                                                                                                                   | Site is within 400m walking distance of one or more services                                                                                                                                                   |                       |                  |
| PROW and Cycling Connectivity     | 0                                                                                                                                                                   | Site is not connected to either an existing PROW or cycle network                                                                                                                                              |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                   | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                 |                                                                                                                                                                                                                |                       |                  |
| Designated Heritage Assets        | 3                                                                                                                                                                   | Site is adjacent to one or more designated heritage assets                                                                                                                                                     |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                   | Site does not contain any non-designated heritage assets                                                                                                                                                       |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                   | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                   | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |                       |                  |
| Defined Open Space                | 3                                                                                                                                                                   | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                             |                       |                  |
| Green Belt & Green Wedge          | 0                                                                                                                                                                   | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 3                                                                                                                                                                   | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use                                                             |                       |                  |
| Protected Natural Features        | 3                                                                                                                                                                   | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                       |                  |
| Flood Risk Constraints            | 0                                                                                                                                                                   | Over 50% of the site area is within Flood Zone 3                                                                                                                                                               |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                   | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                       |                  |
| Ground Condition Constraints      | 0                                                                                                                                                                   | Ground treatment is expected to be required on the majority (90% or more) of the site                                                                                                                          |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                   | Site has no neighbouring constraints                                                                                                                                                                           |                       |                  |
| Proximity to Key Services         | 5                                                                                                                                                                   | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                                                  |                       |                  |
| Community Facilities              | 3                                                                                                                                                                   | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                           |                       |                  |
| Comments on Suitability           | Within Urban Area. In range of bus stops. Adjacent to conservation area. Allotments. Chelmsford Watermeadows (LoWS) borders the site. Contaminated land SOPC000885. |                                                                                                                                                                                                                |                       |                  |
| Availability Criteria:            |                                                                                                                                                                     |                                                                                                                                                                                                                | Availability Rating:  | Yellow           |
| Land Ownership                    | 5                                                                                                                                                                   | Held by developer/willing owner/public sector                                                                                                                                                                  |                       |                  |
| Land Condition                    | 4                                                                                                                                                                   | Established single use                                                                                                                                                                                         |                       |                  |
| Legal Constraints                 | 0                                                                                                                                                                   | Site faces known legal issues                                                                                                                                                                                  |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                 |                                                                                                                                                                                                                |                       |                  |
| Comments on Availability          | Statutory allotment site. Site currently in use for other purposes.                                                                                                 |                                                                                                                                                                                                                |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                     |                                                                                                                                                                                                                | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                   | Development is likely viable                                                                                                                                                                                   |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                   | Up to 5 years                                                                                                                                                                                                  |                       |                  |
| Comments on Achievability         |                                                                                                                                                                     |                                                                                                                                                                                                                |                       |                  |



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| SHELAA Reference: CFS254          |                                                                                                                                                                   | RAG Rating:                                                                                                                                                                                                                                                            | Amber                                                           | 01 November 2025 |
| Site Address:                     | Freighter House Depot,Drovers Way, Boreham, Chelmsford                                                                                                            |                                                                                                                                                                                                                                                                        |                                                                 |                  |
| Parish:                           | Boreham                                                                                                                                                           | Total Score:                                                                                                                                                                                                                                                           | 97                                                              |                  |
| Developable Site Area (ha):       | 2.807                                                                                                                                                             | Reason for discounted areas:                                                                                                                                                                                                                                           | Gas pipe and Buffer (0.062ha), Electricity Substation (0.001ha) |                  |
| Potential Yield:                  | 252                                                                                                                                                               | Typology:                                                                                                                                                                                                                                                              | 11+33+38                                                        |                  |
| Proposed Use:                     | Mixed Use                                                                                                                                                         | Comments on the size of site:                                                                                                                                                                                                                                          | Size of site is potentially suitable for all employment use     |                  |
| Suitability Criteria:             |                                                                                                                                                                   |                                                                                                                                                                                                                                                                        | Suitability Rating:                                             | Amber            |
| Proximity to Employment Areas     | 0                                                                                                                                                                 | Site is wholly/partially located within an existing/proposed employment allocation                                                                                                                                                                                     |                                                                 |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                                                                                     |                                                                 |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                 | Site is within 2km walking distance of an employment allocation                                                                                                                                                                                                        |                                                                 |                  |
| Public Transport                  | 5                                                                                                                                                                 | Site is within 400m walking distance of one or more services                                                                                                                                                                                                           |                                                                 |                  |
| PROW and Cycling Connectivity     | 0                                                                                                                                                                 | Site is not connected to either an existing PROW or cycle network                                                                                                                                                                                                      |                                                                 |                  |
| Vehicle Access                    | 5                                                                                                                                                                 | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                                                                                       |                                                                 |                  |
| Strategic Road Access             | 5                                                                                                                                                                 | Site has direct access to or is adjacent to the strategic road network                                                                                                                                                                                                 |                                                                 |                  |
| Designated Heritage Assets        | 5                                                                                                                                                                 | Site does not contain any designated heritage assets                                                                                                                                                                                                                   |                                                                 |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                 | Site does not contain any non-designated heritage assets                                                                                                                                                                                                               |                                                                 |                  |
| Archaeological Assets             | 5                                                                                                                                                                 | Site is not thought to contain any assets of archaeological interest                                                                                                                                                                                                   |                                                                 |                  |
| Minerals & Waste Constraints      | 0                                                                                                                                                                 | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development |                                                                 |                  |
| Defined Open Space                | 5                                                                                                                                                                 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                                                                                       |                                                                 |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                 | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                                                                                    |                                                                 |                  |
| Land Classification               | 5                                                                                                                                                                 | Site is predominantly Previously Developed Land                                                                                                                                                                                                                        |                                                                 |                  |
| Protected Natural Features        | 0                                                                                                                                                                 | Site partially or wholly comprises of one or more protected natural features                                                                                                                                                                                           |                                                                 |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                 | Site is wholly within Flood Zone 1                                                                                                                                                                                                                                     |                                                                 |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                 | Site is in excess of 500m from a designated AQMA                                                                                                                                                                                                                       |                                                                 |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                 | Ground treatment is not expected to be required                                                                                                                                                                                                                        |                                                                 |                  |
| Neighbouring Constraints          | 0                                                                                                                                                                 | Site has neighbouring constraints with no potential for mitigation                                                                                                                                                                                                     |                                                                 |                  |
| Proximity to Key Services         | 3                                                                                                                                                                 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                                                                                                           |                                                                 |                  |
| Community Facilities              | 3                                                                                                                                                                 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                                                                   |                                                                 |                  |
| Comments on Suitability           | Within Urban Area. Within range of proposed rail station & bus stops. The northern parts of two tree belts protected by TPO/2000/040 are located within the site. |                                                                                                                                                                                                                                                                        |                                                                 |                  |
| Availability Criteria:            |                                                                                                                                                                   |                                                                                                                                                                                                                                                                        | Availability Rating:                                            | Green            |
| Land Ownership                    | 5                                                                                                                                                                 | Held by developer/willing owner/public sector                                                                                                                                                                                                                          |                                                                 |                  |
| Land Condition                    | 2                                                                                                                                                                 | Established multiple uses                                                                                                                                                                                                                                              |                                                                 |                  |
| Legal Constraints                 | 5                                                                                                                                                                 | Site does not face any known legal issues                                                                                                                                                                                                                              |                                                                 |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                               |                                                                                                                                                                                                                                                                        |                                                                 |                  |
| Comments on Availability          | Site currently in use for other purposes. Entire site is not within promoters control.                                                                            |                                                                                                                                                                                                                                                                        |                                                                 |                  |
| Achievability Criteria:           |                                                                                                                                                                   |                                                                                                                                                                                                                                                                        | Achievability Rating:                                           | Yellow           |
| Viability                         | 5                                                                                                                                                                 | Development is likely viable                                                                                                                                                                                                                                           |                                                                 |                  |
| Timescale for Deliverability      | 4                                                                                                                                                                 | Over 5 years                                                                                                                                                                                                                                                           |                                                                 |                  |
| Comments on Achievability         |                                                                                                                                                                   |                                                                                                                                                                                                                                                                        |                                                                 |                  |

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| SHELAA Reference: CFS255          |                                                                                                                                                                                           | RAG Rating:                                                                                                                                                                                                    | Amber                                                               | 01 November 2025 |
| Site Address:                     | Brand and Howes Ltd, 47 Baddow Road, Chelmsford, CM2 0DD                                                                                                                                  |                                                                                                                                                                                                                |                                                                     |                  |
| Parish:                           | Chelmsford                                                                                                                                                                                | Total Score:                                                                                                                                                                                                   | 101                                                                 |                  |
| Developable Site Area (ha):       | 0.09                                                                                                                                                                                      | Reason for discounted areas:                                                                                                                                                                                   |                                                                     |                  |
| Potential Yield:                  | 3                                                                                                                                                                                         | Typology:                                                                                                                                                                                                      | 22+32                                                               |                  |
| Proposed Use:                     | Mixed Use                                                                                                                                                                                 | Comments on the size of site:                                                                                                                                                                                  | Current size of site is not suitable for large scale industrial use |                  |
| Suitability Criteria:             |                                                                                                                                                                                           |                                                                                                                                                                                                                | Suitability Rating:                                                 | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                                         | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |                                                                     |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                         | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |                                                                     |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                         | Site is within 2km walking distance of an employment allocation                                                                                                                                                |                                                                     |                  |
| Public Transport                  | 5                                                                                                                                                                                         | Site is within 400m walking distance of one or more services                                                                                                                                                   |                                                                     |                  |
| PROW and Cycling Connectivity     | 0                                                                                                                                                                                         | Site is not connected to either an existing PROW or cycle network                                                                                                                                              |                                                                     |                  |
| Vehicle Access                    | 5                                                                                                                                                                                         | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |                                                                     |                  |
| Strategic Road Access             | 0                                                                                                                                                                                         | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road                                                                         |                                                                     |                  |
| Designated Heritage Assets        | 3                                                                                                                                                                                         | Site is adjacent to one or more designated heritage assets                                                                                                                                                     |                                                                     |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                         | Site does not contain any non-designated heritage assets                                                                                                                                                       |                                                                     |                  |
| Archaeological Assets             | 5                                                                                                                                                                                         | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                                                                     |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                         | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |                                                                     |                  |
| Defined Open Space                | 5                                                                                                                                                                                         | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |                                                                     |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                         | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                            |                                                                     |                  |
| Land Classification               | 5                                                                                                                                                                                         | Site is predominantly Previously Developed Land                                                                                                                                                                |                                                                     |                  |
| Protected Natural Features        | 3                                                                                                                                                                                         | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                                                                     |                  |
| Flood Risk Constraints            | 0                                                                                                                                                                                         | Over 50% of the site area is within Flood Zone 3                                                                                                                                                               |                                                                     |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                         | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                                                                     |                  |
| Ground Condition Constraints      | 0                                                                                                                                                                                         | Ground treatment is expected to be required on the majority (90% or more) of the site                                                                                                                          |                                                                     |                  |
| Neighbouring Constraints          | 0                                                                                                                                                                                         | Site has neighbouring constraints with no potential for mitigation                                                                                                                                             |                                                                     |                  |
| Proximity to Key Services         | 5                                                                                                                                                                                         | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                                                  |                                                                     |                  |
| Community Facilities              | 5                                                                                                                                                                                         | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                              |                                                                     |                  |
| Comments on Suitability           | Within Urban Area. In range of bus stops. Adjacent to conservation area. Within 100m of Chelmer Valley (LoWS). Contaminated land SOPC000149 and ECC CHL628. GIS shows categories 3 and 4. |                                                                                                                                                                                                                |                                                                     |                  |
| Availability Criteria:            |                                                                                                                                                                                           |                                                                                                                                                                                                                | Availability Rating:                                                | Green            |
| Land Ownership                    | 5                                                                                                                                                                                         | Held by developer/willing owner/public sector                                                                                                                                                                  |                                                                     |                  |
| Land Condition                    | 5                                                                                                                                                                                         | Vacant land & buildings                                                                                                                                                                                        |                                                                     |                  |
| Legal Constraints                 | 5                                                                                                                                                                                         | Site does not face any known legal issues                                                                                                                                                                      |                                                                     |                  |
| Planning Permission or Allocation | Site is already allocated in the Local Plan forming part of CW1d                                                                                                                          |                                                                                                                                                                                                                |                                                                     |                  |
| Comments on Availability          | Site currently in use for other purposes. Entire site is not within promoters control.                                                                                                    |                                                                                                                                                                                                                |                                                                     |                  |
| Achievability Criteria:           |                                                                                                                                                                                           |                                                                                                                                                                                                                | Achievability Rating:                                               | Green            |
| Viability                         | 5                                                                                                                                                                                         | Development is likely viable                                                                                                                                                                                   |                                                                     |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                         | Up to 5 years                                                                                                                                                                                                  |                                                                     |                  |
| Comments on Achievability         |                                                                                                                                                                                           |                                                                                                                                                                                                                |                                                                     |                  |

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| <b>SHELAA Reference: CFS256</b>   |                                                                                                                                                             | <b>RAG Rating:</b>                                                                                                                                                                 | <b>Green</b> | <b>01 November 2025</b> |
| Site Address:                     | Garages rear of 44 St Nazaire Road, Chelmsford                                                                                                              |                                                                                                                                                                                    |              |                         |
| Parish:                           | Chelmsford                                                                                                                                                  | Total Score:                                                                                                                                                                       | 118          |                         |
| Developable Site Area (ha):       | 0.24                                                                                                                                                        | Reason for discounted areas:                                                                                                                                                       |              |                         |
| Potential Yield:                  | 16                                                                                                                                                          | Typology:                                                                                                                                                                          | 9            |                         |
| Proposed Use:                     | Residential                                                                                                                                                 | Comments on the size of site:                                                                                                                                                      |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                                                                                             | <b>Suitability Rating:</b>                                                                                                                                                         | <b>Green</b> |                         |
| Proximity to Employment Areas     | 5                                                                                                                                                           | Site is outside of any existing/proposed employment allocation                                                                                                                     |              |                         |
| Impact on Retail Areas            | 5                                                                                                                                                           | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |              |                         |
| Proximity to the Workplace        | 5                                                                                                                                                           | Site is within 2km walking distance of an employment allocation                                                                                                                    |              |                         |
| Public Transport                  | 5                                                                                                                                                           | Site is within 400m walking distance of one or more services                                                                                                                       |              |                         |
| PROW and Cycling Connectivity     | 5                                                                                                                                                           | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |              |                         |
| Vehicle Access                    | 5                                                                                                                                                           | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |              |                         |
| Strategic Road Access             | N/A                                                                                                                                                         |                                                                                                                                                                                    |              |                         |
| Designated Heritage Assets        | 5                                                                                                                                                           | Site does not contain any designated heritage assets                                                                                                                               |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                                                                                           | Site does not contain any non-designated heritage assets                                                                                                                           |              |                         |
| Archaeological Assets             | 5                                                                                                                                                           | Site is not thought to contain any assets of archaeological interest                                                                                                               |              |                         |
| Minerals & Waste Constraints      | 5                                                                                                                                                           | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |              |                         |
| Defined Open Space                | 5                                                                                                                                                           | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |              |                         |
| Green Belt & Green Wedge          | 5                                                                                                                                                           | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                |              |                         |
| Land Classification               | 5                                                                                                                                                           | Site is predominantly Previously Developed Land                                                                                                                                    |              |                         |
| Protected Natural Features        | 0                                                                                                                                                           | Site partially or wholly comprises of one or more protected natural features                                                                                                       |              |                         |
| Flood Risk Constraints            | 5                                                                                                                                                           | Site is wholly within Flood Zone 1                                                                                                                                                 |              |                         |
| Air Quality Management Areas      | 5                                                                                                                                                           | Site is in excess of 500m from a designated AQMA                                                                                                                                   |              |                         |
| Ground Condition Constraints      | 5                                                                                                                                                           | Ground treatment is not expected to be required                                                                                                                                    |              |                         |
| Neighbouring Constraints          | 5                                                                                                                                                           | Site has no neighbouring constraints                                                                                                                                               |              |                         |
| Proximity to Key Services         | 5                                                                                                                                                           | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                      |              |                         |
| Community Facilities              | 5                                                                                                                                                           | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |              |                         |
| Comments on Suitability           | Within Urban Area. In range of bus stops. Tree protected by TPO/1993/012 is located within 15m of the site to the south east. This might be a veteran tree. |                                                                                                                                                                                    |              |                         |
| <b>Availability Criteria:</b>     |                                                                                                                                                             | <b>Availability Rating:</b>                                                                                                                                                        | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                                                                                           | Held by developer/willing owner/public sector                                                                                                                                      |              |                         |
| Land Condition                    | 3                                                                                                                                                           | Low intensity land uses                                                                                                                                                            |              |                         |
| Legal Constraints                 | 5                                                                                                                                                           | Site does not face any known legal issues                                                                                                                                          |              |                         |
| Planning Permission or Allocation | Site is already allocated within the local Plan forming GSP1r                                                                                               |                                                                                                                                                                                    |              |                         |
| Comments on Availability          | Site currently in use for other purposes. Entire site is not within promoters control.                                                                      |                                                                                                                                                                                    |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                                                                                             | <b>Achievability Rating:</b>                                                                                                                                                       | <b>Green</b> |                         |
| Viability                         | 5                                                                                                                                                           | Development is likely viable                                                                                                                                                       |              |                         |
| Timescale for Deliverability      | 5                                                                                                                                                           | Up to 5 years                                                                                                                                                                      |              |                         |
| Comments on Achievability         |                                                                                                                                                             |                                                                                                                                                                                    |              |                         |

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| <b>SHELAA Reference: CFS257</b>   |                                                                                                                                                             | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Green</b> | <b>01 November 2025</b> |
| Site Address:                     | Garages rear of 27 Medway Close, Chelmsford                                                                                                                 |                                                                                                                                                                                      |              |                         |
| Parish:                           | Chelmsford                                                                                                                                                  | Total Score:                                                                                                                                                                         | 110          |                         |
| Developable Site Area (ha):       | 1.28                                                                                                                                                        | Reason for discounted areas:                                                                                                                                                         |              |                         |
| Potential Yield:                  | 25                                                                                                                                                          | Typology:                                                                                                                                                                            | 4            |                         |
| Proposed Use:                     | Residential                                                                                                                                                 | Comments on the size of site:                                                                                                                                                        |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                                                                                             | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Green</b> |                         |
| Proximity to Employment Areas     | 5                                                                                                                                                           | Site is outside of any existing/proposed employment allocation                                                                                                                       |              |                         |
| Impact on Retail Areas            | 5                                                                                                                                                           | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |              |                         |
| Proximity to the Workplace        | 5                                                                                                                                                           | Site is within 2km walking distance of an employment allocation                                                                                                                      |              |                         |
| Public Transport                  | 5                                                                                                                                                           | Site is within 400m walking distance of one or more services                                                                                                                         |              |                         |
| PROW and Cycling Connectivity     | 5                                                                                                                                                           | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |              |                         |
| Vehicle Access                    | 5                                                                                                                                                           | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |              |                         |
| Strategic Road Access             | N/A                                                                                                                                                         |                                                                                                                                                                                      |              |                         |
| Designated Heritage Assets        | 5                                                                                                                                                           | Site does not contain any designated heritage assets                                                                                                                                 |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                                                                                           | Site does not contain any non-designated heritage assets                                                                                                                             |              |                         |
| Archaeological Assets             | 5                                                                                                                                                           | Site is not thought to contain any assets of archaeological interest                                                                                                                 |              |                         |
| Minerals & Waste Constraints      | 5                                                                                                                                                           | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |              |                         |
| Defined Open Space                | 5                                                                                                                                                           | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |              |                         |
| Green Belt & Green Wedge          | 5                                                                                                                                                           | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |              |                         |
| Land Classification               | 3                                                                                                                                                           | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use                                   |              |                         |
| Protected Natural Features        | 0                                                                                                                                                           | Site partially or wholly comprises of one or more protected natural features                                                                                                         |              |                         |
| Flood Risk Constraints            | 1                                                                                                                                                           | 25%-50% of the site area is within Flood Zone 3                                                                                                                                      |              |                         |
| Air Quality Management Areas      | 5                                                                                                                                                           | Site is in excess of 500m from a designated AQMA                                                                                                                                     |              |                         |
| Ground Condition Constraints      | 5                                                                                                                                                           | Ground treatment is not expected to be required                                                                                                                                      |              |                         |
| Neighbouring Constraints          | 5                                                                                                                                                           | Site has no neighbouring constraints                                                                                                                                                 |              |                         |
| Proximity to Key Services         | 3                                                                                                                                                           | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |              |                         |
| Community Facilities              | 3                                                                                                                                                           | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |              |                         |
| Comments on Suitability           | Within Urban Area. In range of bus stops. Tree protected by TPO/2015/021 is located within 15m of the site to the north east. This might be a veteran tree. |                                                                                                                                                                                      |              |                         |
| <b>Availability Criteria:</b>     |                                                                                                                                                             | <b>Availability Rating:</b>                                                                                                                                                          | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                                                                                           | Held by developer/willing owner/public sector                                                                                                                                        |              |                         |
| Land Condition                    | 5                                                                                                                                                           | Vacant land & buildings                                                                                                                                                              |              |                         |
| Legal Constraints                 | 5                                                                                                                                                           | Site does not face any known legal issues                                                                                                                                            |              |                         |
| Planning Permission or Allocation | Site is already allocated in the Local Plan forming GSP1s. Permission 21/00195/FUL received, yet to be determined                                           |                                                                                                                                                                                      |              |                         |
| Comments on Availability          | Entire site not within promoters control. Site currently in use for other purposes.                                                                         |                                                                                                                                                                                      |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                                                                                             | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b> |                         |
| Viability                         | 5                                                                                                                                                           | Development is likely viable                                                                                                                                                         |              |                         |
| Timescale for Deliverability      | 5                                                                                                                                                           | Up to 5 years                                                                                                                                                                        |              |                         |
| Comments on Achievability         |                                                                                                                                                             |                                                                                                                                                                                      |              |                         |

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| SHELAA Reference: CFS260          |                                                                                                                            | RAG Rating:                                                                                                                                                                                                    | Green                 | 01 November 2025 |
| Site Address:                     | Land North of Galleywood Reservoir, Beehive Lane, Galleywood, Chelmsford                                                   |                                                                                                                                                                                                                |                       |                  |
| Parish:                           | Galleywood                                                                                                                 | Total Score:                                                                                                                                                                                                   | 114                   |                  |
| Developable Site Area (ha):       | 0.78                                                                                                                       | Reason for discounted areas:                                                                                                                                                                                   |                       |                  |
| Potential Yield:                  | 26                                                                                                                         | Typology:                                                                                                                                                                                                      | 8                     |                  |
| Proposed Use:                     | Residential                                                                                                                | Comments on the size of site:                                                                                                                                                                                  |                       |                  |
| Suitability Criteria:             |                                                                                                                            |                                                                                                                                                                                                                | Suitability Rating:   | Green            |
| Proximity to Employment Areas     | 5                                                                                                                          | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                          | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                          | Site is within 2km walking distance of an employment allocation                                                                                                                                                |                       |                  |
| Public Transport                  | 5                                                                                                                          | Site is within 400m walking distance of one or more services                                                                                                                                                   |                       |                  |
| PROW and Cycling Connectivity     | 0                                                                                                                          | Site is not connected to either an existing PROW or cycle network                                                                                                                                              |                       |                  |
| Vehicle Access                    | 5                                                                                                                          | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |                       |                  |
| Strategic Road Access             | N/A                                                                                                                        |                                                                                                                                                                                                                |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                          | Site does not contain any designated heritage assets                                                                                                                                                           |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                          | Site does not contain any non-designated heritage assets                                                                                                                                                       |                       |                  |
| Archaeological Assets             | 5                                                                                                                          | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                          | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |                       |                  |
| Defined Open Space                | 3                                                                                                                          | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                             |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                          | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                            |                       |                  |
| Land Classification               | 5                                                                                                                          | Site is predominantly Previously Developed Land                                                                                                                                                                |                       |                  |
| Protected Natural Features        | 3                                                                                                                          | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                          | Site is wholly within Flood Zone 1                                                                                                                                                                             |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                          | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                          | Ground treatment is not expected to be required                                                                                                                                                                |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                          | Site has no neighbouring constraints                                                                                                                                                                           |                       |                  |
| Proximity to Key Services         | 3                                                                                                                          | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                                                   |                       |                  |
| Community Facilities              | 5                                                                                                                          | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                              |                       |                  |
| Comments on Suitability           | Within DSB. In range of bus stops. Amenity Green Space. Within 100m of Galleywood Common (LoWS) and Local Nature Reserve.  |                                                                                                                                                                                                                |                       |                  |
| Availability Criteria:            |                                                                                                                            |                                                                                                                                                                                                                | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                          | Held by developer/willing owner/public sector                                                                                                                                                                  |                       |                  |
| Land Condition                    | 5                                                                                                                          | Vacant land & buildings                                                                                                                                                                                        |                       |                  |
| Legal Constraints                 | 5                                                                                                                          | Site does not face any known legal issues                                                                                                                                                                      |                       |                  |
| Planning Permission or Allocation | Site is already allocated in the Local Plan forming part of GSP4. Permission 22/00397/OUT approved, awaiting start on site |                                                                                                                                                                                                                |                       |                  |
| Comments on Availability          | Entire site not within promoters control.                                                                                  |                                                                                                                                                                                                                |                       |                  |
| Achievability Criteria:           |                                                                                                                            |                                                                                                                                                                                                                | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                          | Development is likely viable                                                                                                                                                                                   |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                          | Up to 5 years                                                                                                                                                                                                  |                       |                  |
| Comments on Achievability         |                                                                                                                            |                                                                                                                                                                                                                |                       |                  |

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| SHELAA Reference: CFS261          |                                                                                                                                                 | RAG Rating:                                                                                                                                                                        | Amber                 | 01 November 2025 |
| Site Address:                     | Sandford Mill Water Works, Sandford Mill, Springfield, Chelmsford                                                                               |                                                                                                                                                                                    |                       |                  |
| Parish:                           | Springfield                                                                                                                                     | Total Score:                                                                                                                                                                       | 75                    |                  |
| Developable Site Area (ha):       | 7.4                                                                                                                                             | Reason for discounted areas:                                                                                                                                                       |                       |                  |
| Potential Yield:                  | 663                                                                                                                                             | Typology:                                                                                                                                                                          | 29                    |                  |
| Proposed Use:                     | Residential                                                                                                                                     | Comments on the size of site:                                                                                                                                                      |                       |                  |
| Suitability Criteria:             |                                                                                                                                                 |                                                                                                                                                                                    | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                               | Site is outside of any existing/proposed employment allocation                                                                                                                     |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                               | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                               | Site is within 2km walking distance of an employment allocation                                                                                                                    |                       |                  |
| Public Transport                  | 0                                                                                                                                               | Site is in excess of 400m walking distance from all services                                                                                                                       |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                               | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |                       |                  |
| Vehicle Access                    | 5                                                                                                                                               | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                             |                                                                                                                                                                                    |                       |                  |
| Designated Heritage Assets        | 0                                                                                                                                               | Site contains one or more designated heritage assets                                                                                                                               |                       |                  |
| Non-Designated Heritage Assets    | 0                                                                                                                                               | Site contains one or more non-designated heritage assets                                                                                                                           |                       |                  |
| Archaeological Assets             | 5                                                                                                                                               | Site is not thought to contain any assets of archaeological interest                                                                                                               |                       |                  |
| Minerals & Waste Constraints      | 2                                                                                                                                               | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment         |                       |                  |
| Defined Open Space                | 3                                                                                                                                               | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                 |                       |                  |
| Green Belt & Green Wedge          | 0                                                                                                                                               | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                      |                       |                  |
| Land Classification               | 5                                                                                                                                               | Site is predominantly Previously Developed Land                                                                                                                                    |                       |                  |
| Protected Natural Features        | 0                                                                                                                                               | Site partially or wholly comprises of one or more protected natural features                                                                                                       |                       |                  |
| Flood Risk Constraints            | 0                                                                                                                                               | Over 50% of the site area is within Flood Zone 3                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                               | Site is in excess of 500m from a designated AQMA                                                                                                                                   |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                               | Ground treatment is not expected to be required                                                                                                                                    |                       |                  |
| Neighbouring Constraints          | 0                                                                                                                                               | Site has neighbouring constraints with no potential for mitigation                                                                                                                 |                       |                  |
| Proximity to Key Services         | 3                                                                                                                                               | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                       |                       |                  |
| Community Facilities              | 0                                                                                                                                               | Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                   |                       |                  |
| Comments on Suitability           | Outside of DSB. Wholly within a conservation area. Part of building of local value. Other Green Space. 0.007ha LoWS.Loss of museum would occur. |                                                                                                                                                                                    |                       |                  |
| Availability Criteria:            |                                                                                                                                                 |                                                                                                                                                                                    | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                               | Held by developer/willing owner/public sector                                                                                                                                      |                       |                  |
| Land Condition                    | 2                                                                                                                                               | Established multiple uses                                                                                                                                                          |                       |                  |
| Legal Constraints                 | 5                                                                                                                                               | Site does not face any known legal issues                                                                                                                                          |                       |                  |
| Planning Permission or Allocation | Site is already allocated in the Local Plan forming SPA5                                                                                        |                                                                                                                                                                                    |                       |                  |
| Comments on Availability          | Site is currently in use for other purposes.                                                                                                    |                                                                                                                                                                                    |                       |                  |
| Achievability Criteria:           |                                                                                                                                                 |                                                                                                                                                                                    | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                               | Development is likely viable                                                                                                                                                       |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                               | Up to 5 years                                                                                                                                                                      |                       |                  |
| Comments on Achievability         |                                                                                                                                                 |                                                                                                                                                                                    |                       |                  |

|                                   |                                                                                                                                                 |                                                                                                                                                                                      |                       |                  |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------|
| SHELAA Reference: CFS262          |                                                                                                                                                 | RAG Rating:                                                                                                                                                                          | Amber                 | 01 November 2025 |
| Site Address:                     | Land North West of Lockside Marina, Hill Road South, Chelmsford                                                                                 |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Chelmsford                                                                                                                                      | Total Score:                                                                                                                                                                         | 91                    |                  |
| Developable Site Area (ha):       | 1.8                                                                                                                                             | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 184                                                                                                                                             | Typology:                                                                                                                                                                            | 13                    |                  |
| Proposed Use:                     | Residential                                                                                                                                     | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                                 |                                                                                                                                                                                      | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                               | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                               | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                               | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 5                                                                                                                                               | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                               | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                                                                                               | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                             |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 0                                                                                                                                               | Site contains one or more designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                               | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                                                                                               | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                               | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                                                                                               | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                               | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 5                                                                                                                                               | Site is predominantly Previously Developed Land                                                                                                                                      |                       |                  |
| Protected Natural Features        | 5                                                                                                                                               | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |                       |                  |
| Flood Risk Constraints            | 0                                                                                                                                               | Over 50% of the site area is within Flood Zone 3                                                                                                                                     |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                               | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 3                                                                                                                                               | Ground treatment is expected to be required on part of the site                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 0                                                                                                                                               | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |                       |                  |
| Proximity to Key Services         | 5                                                                                                                                               | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                        |                       |                  |
| Community Facilities              | 3                                                                                                                                               | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Within Urban Area. In range of bus stops. Partially within conservation area. Contaminated land SOPC000407 and SOPC000408.                      |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                                                 |                                                                                                                                                                                      | Availability Rating:  | Amber            |
| Land Ownership                    | 0                                                                                                                                               | Known to be in particularly complex/multiple ownership                                                                                                                               |                       |                  |
| Land Condition                    | 2                                                                                                                                               | Established multiple uses                                                                                                                                                            |                       |                  |
| Legal Constraints                 | 3                                                                                                                                               | Site may possibly face legal issues                                                                                                                                                  |                       |                  |
| Planning Permission or Allocation | Site is already allocated within the Local Plan forming part of CW1e                                                                            |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          | Multiple ownership. Multiple leases on site. Part of the site currently in use for other purposes. Entire site is not within promoters control. |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                                 |                                                                                                                                                                                      | Achievability Rating: | Amber            |
| Viability                         | 0                                                                                                                                               | Development is likely unviable                                                                                                                                                       |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                               | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                                                 |                                                                                                                                                                                      |                       |                  |



|                                   |                                                                                                                                                                                                                        |                                                                                                                                                                                      |                                 |                  |
|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|------------------|
| SHELAA Reference: CFS263          |                                                                                                                                                                                                                        | RAG Rating:                                                                                                                                                                          | Yellow                          | 01 November 2025 |
| Site Address:                     | Baddow Road Car Park, Baddow Road, Chelmsford                                                                                                                                                                          |                                                                                                                                                                                      |                                 |                  |
| Parish:                           | Chelmsford                                                                                                                                                                                                             | Total Score:                                                                                                                                                                         | 97                              |                  |
| Developable Site Area (ha):       | 0.88                                                                                                                                                                                                                   | Reason for discounted areas:                                                                                                                                                         | Sewage Pumping Station (0.07ha) |                  |
| Potential Yield:                  | 56                                                                                                                                                                                                                     | Typology:                                                                                                                                                                            | 15                              |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                            | Comments on the size of site:                                                                                                                                                        |                                 |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                        |                                                                                                                                                                                      | Suitability Rating:             | Yellow           |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                      | Site is outside of any existing/proposed employment allocation                                                                                                                       |                                 |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                      | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                                 |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                      | Site is within 2km walking distance of an employment allocation                                                                                                                      |                                 |                  |
| Public Transport                  | 5                                                                                                                                                                                                                      | Site is within 400m walking distance of one or more services                                                                                                                         |                                 |                  |
| PROW and Cycling Connectivity     | 0                                                                                                                                                                                                                      | Site is not connected to either an existing PROW or cycle network                                                                                                                    |                                 |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                      | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                                 |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                                    |                                                                                                                                                                                      |                                 |                  |
| Designated Heritage Assets        | 0                                                                                                                                                                                                                      | Site contains one or more designated heritage assets                                                                                                                                 |                                 |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                      | Site does not contain any non-designated heritage assets                                                                                                                             |                                 |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                      | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                                 |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                                      | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                                 |                  |
| Defined Open Space                | 5                                                                                                                                                                                                                      | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                                 |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                                      | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                                 |                  |
| Land Classification               | 5                                                                                                                                                                                                                      | Site is predominantly Previously Developed Land                                                                                                                                      |                                 |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                      | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                                 |                  |
| Flood Risk Constraints            | 0                                                                                                                                                                                                                      | Over 50% of the site area is within Flood Zone 3                                                                                                                                     |                                 |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                      | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                                 |                  |
| Ground Condition Constraints      | 3                                                                                                                                                                                                                      | Ground treatment is expected to be required on part of the site                                                                                                                      |                                 |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                                                      | Site has no neighbouring constraints                                                                                                                                                 |                                 |                  |
| Proximity to Key Services         | 5                                                                                                                                                                                                                      | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                        |                                 |                  |
| Community Facilities              | 3                                                                                                                                                                                                                      | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                                 |                  |
| Comments on Suitability           | Within Urban Area. In range of bus stops. Wholly within a conservation area. Site within 15m of a tree protected by TPO/2002/023 which might be a veteran tree.Adjoining site contaminated: SOPC000726 and ECC CHL628. |                                                                                                                                                                                      |                                 |                  |
| Availability Criteria:            |                                                                                                                                                                                                                        |                                                                                                                                                                                      | Availability Rating:            | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                                      | Held by developer/willing owner/public sector                                                                                                                                        |                                 |                  |
| Land Condition                    | 3                                                                                                                                                                                                                      | Low intensity land uses                                                                                                                                                              |                                 |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                      | Site does not face any known legal issues                                                                                                                                            |                                 |                  |
| Planning Permission or Allocation | Site is already allocated within the Local Plan forming CW1d                                                                                                                                                           |                                                                                                                                                                                      |                                 |                  |
| Comments on Availability          | Sewer runs through site.                                                                                                                                                                                               |                                                                                                                                                                                      |                                 |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                        |                                                                                                                                                                                      | Achievability Rating:           | Yellow           |
| Viability                         | 3                                                                                                                                                                                                                      | Development is marginal                                                                                                                                                              |                                 |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                      | Up to 5 years                                                                                                                                                                        |                                 |                  |
| Comments on Achievability         |                                                                                                                                                                                                                        |                                                                                                                                                                                      |                                 |                  |



|                                   |                                                                                      |                                                                                                                                                                                    |                       |                  |
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| SHELAA Reference: CFS265          |                                                                                      | RAG Rating:                                                                                                                                                                        | Amber                 | 01 November 2025 |
| Site Address:                     | Galleywood Hall, 279 Beehive Lane, Great Baddow                                      |                                                                                                                                                                                    |                       |                  |
| Parish:                           | Great Baddow                                                                         | Total Score:                                                                                                                                                                       | 106                   |                  |
| Developable Site Area (ha):       | 1.03                                                                                 | Reason for discounted areas:                                                                                                                                                       |                       |                  |
| Potential Yield:                  | 43                                                                                   | Typology:                                                                                                                                                                          | 7                     |                  |
| Proposed Use:                     | Residential                                                                          | Comments on the size of site:                                                                                                                                                      |                       |                  |
| Suitability Criteria:             |                                                                                      |                                                                                                                                                                                    | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                    | Site is outside of any existing/proposed employment allocation                                                                                                                     |                       |                  |
| Impact on Retail Areas            | 5                                                                                    | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |                       |                  |
| Proximity to the Workplace        | 5                                                                                    | Site is within 2km walking distance of an employment allocation                                                                                                                    |                       |                  |
| Public Transport                  | 5                                                                                    | Site is within 400m walking distance of one or more services                                                                                                                       |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                    | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |                       |                  |
| Vehicle Access                    | 5                                                                                    | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |                       |                  |
| Strategic Road Access             | N/A                                                                                  |                                                                                                                                                                                    |                       |                  |
| Designated Heritage Assets        | 5                                                                                    | Site does not contain any designated heritage assets                                                                                                                               |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                    | Site does not contain any non-designated heritage assets                                                                                                                           |                       |                  |
| Archaeological Assets             | 5                                                                                    | Site is not thought to contain any assets of archaeological interest                                                                                                               |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                    | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |                       |                  |
| Defined Open Space                | 5                                                                                    | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |                       |                  |
| Green Belt & Green Wedge          | 0                                                                                    | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                      |                       |                  |
| Land Classification               | 5                                                                                    | Site is predominantly Previously Developed Land                                                                                                                                    |                       |                  |
| Protected Natural Features        | 0                                                                                    | Site partially or wholly comprises of one or more protected natural features                                                                                                       |                       |                  |
| Flood Risk Constraints            | 5                                                                                    | Site is wholly within Flood Zone 1                                                                                                                                                 |                       |                  |
| Air Quality Management Areas      | 5                                                                                    | Site is in excess of 500m from a designated AQMA                                                                                                                                   |                       |                  |
| Ground Condition Constraints      | 5                                                                                    | Ground treatment is not expected to be required                                                                                                                                    |                       |                  |
| Neighbouring Constraints          | 5                                                                                    | Site has no neighbouring constraints                                                                                                                                               |                       |                  |
| Proximity to Key Services         | 3                                                                                    | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                       |                       |                  |
| Community Facilities              | 0                                                                                    | Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                   |                       |                  |
| Comments on Suitability           | Adjacent to Urban Area. In range of bus stops. 0.008ha protected under TPO/2004/007. |                                                                                                                                                                                    |                       |                  |
| Availability Criteria:            |                                                                                      |                                                                                                                                                                                    | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                    | Held by developer/willing owner/public sector                                                                                                                                      |                       |                  |
| Land Condition                    | 3                                                                                    | Low intensity land uses                                                                                                                                                            |                       |                  |
| Legal Constraints                 | 5                                                                                    | Site does not face any known legal issues                                                                                                                                          |                       |                  |
| Planning Permission or Allocation |                                                                                      |                                                                                                                                                                                    |                       |                  |
| Comments on Availability          |                                                                                      |                                                                                                                                                                                    |                       |                  |
| Achievability Criteria:           |                                                                                      |                                                                                                                                                                                    | Achievability Rating: | Green            |
| Viability                         | 5                                                                                    | Development is likely viable                                                                                                                                                       |                       |                  |
| Timescale for Deliverability      | 5                                                                                    | Up to 5 years                                                                                                                                                                      |                       |                  |
| Comments on Achievability         |                                                                                      |                                                                                                                                                                                    |                       |                  |

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| SHELAA Reference: CFS266          |                                                                                                                                                                                                               | RAG Rating:                                                                                                                                                                          | Amber                 | 01 November 2025 |
| Site Address:                     | Waterhouse Lane Depot and Nursery Waterhouse Lane, Chelmsford                                                                                                                                                 |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Chelmsford                                                                                                                                                                                                    | Total Score:                                                                                                                                                                         | 95                    |                  |
| Developable Site Area (ha):       | 0.84                                                                                                                                                                                                          | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 54                                                                                                                                                                                                            | Typology:                                                                                                                                                                            | 15                    |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                   | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                                               |                                                                                                                                                                                      | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 3                                                                                                                                                                                                             | Site is adjacent to an existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                             | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                             | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 5                                                                                                                                                                                                             | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 0                                                                                                                                                                                                             | Site is not connected to either an existing PROW or cycle network                                                                                                                    |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                             | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                           |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 3                                                                                                                                                                                                             | Site is adjacent to one or more designated heritage assets                                                                                                                           |                       |                  |
| Non-Designated Heritage Assets    | 3                                                                                                                                                                                                             | Site is adjacent to one or more non-designated heritage assets                                                                                                                       |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                             | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                             | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                                                             | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                             | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 5                                                                                                                                                                                                             | Site is predominantly Previously Developed Land                                                                                                                                      |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                             | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                             | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                             | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 3                                                                                                                                                                                                             | Ground treatment is expected to be required on part of the site                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 0                                                                                                                                                                                                             | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |                       |                  |
| Proximity to Key Services         | 5                                                                                                                                                                                                             | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                        |                       |                  |
| Community Facilities              | 3                                                                                                                                                                                                             | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Within Urban Area. In range of bus stops. Adjacent to Grade II listed building, Local Listed Buildings. Adjacent to buildings of local value. Site is adjacent to a tree protected by TPO/2003/047SOPC000174. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                                               |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                             | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 2                                                                                                                                                                                                             | Established multiple uses                                                                                                                                                            |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                             | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | Site is already allocated in the Local Plan forming GSP1n                                                                                                                                                     |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          | Site currently in use for other purposes.                                                                                                                                                                     |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                                               |                                                                                                                                                                                      | Achievability Rating: | Yellow           |
| Viability                         | 3                                                                                                                                                                                                             | Development is marginal                                                                                                                                                              |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                             | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                                               |                                                                                                                                                                                      |                       |                  |

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| SHELAA Reference: CFS267          |                                                                                                                                                                                                                       | RAG Rating:                                                                                                                                                                        | Amber                                                       | 01 November 2025 |
| Site Address:                     | Essex Police HQ and Sports Ground, New Court Road, Chelmsford                                                                                                                                                         |                                                                                                                                                                                    |                                                             |                  |
| Parish:                           | Chelmsford                                                                                                                                                                                                            | Total Score:                                                                                                                                                                       | 100                                                         |                  |
| Developable Site Area (ha):       | 4.73                                                                                                                                                                                                                  | Reason for discounted areas:                                                                                                                                                       |                                                             |                  |
| Potential Yield:                  | 81                                                                                                                                                                                                                    | Typology:                                                                                                                                                                          | 2+33                                                        |                  |
| Proposed Use:                     | Mixed Use                                                                                                                                                                                                             | Comments on the size of site:                                                                                                                                                      | Size of site is potentially suitable for all employment use |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                       |                                                                                                                                                                                    | Suitability Rating:                                         | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                     | Site is outside of any existing/proposed employment allocation                                                                                                                     |                                                             |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                     | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |                                                             |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                     | Site is within 2km walking distance of an employment allocation                                                                                                                    |                                                             |                  |
| Public Transport                  | 5                                                                                                                                                                                                                     | Site is within 400m walking distance of one or more services                                                                                                                       |                                                             |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                     | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |                                                             |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                     | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |                                                             |                  |
| Strategic Road Access             | 0                                                                                                                                                                                                                     | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road                                             |                                                             |                  |
| Designated Heritage Assets        | 5                                                                                                                                                                                                                     | Site does not contain any designated heritage assets                                                                                                                               |                                                             |                  |
| Non-Designated Heritage Assets    | 0                                                                                                                                                                                                                     | Site contains one or more non-designated heritage assets                                                                                                                           |                                                             |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                     | Site is not thought to contain any assets of archaeological interest                                                                                                               |                                                             |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                                     | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |                                                             |                  |
| Defined Open Space                | 3                                                                                                                                                                                                                     | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                 |                                                             |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                                     | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                |                                                             |                  |
| Land Classification               | 3                                                                                                                                                                                                                     | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use                                 |                                                             |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                     | Site partially or wholly comprises of one or more protected natural features                                                                                                       |                                                             |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                                     | Site is wholly within Flood Zone 1                                                                                                                                                 |                                                             |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                     | Site is in excess of 500m from a designated AQMA                                                                                                                                   |                                                             |                  |
| Ground Condition Constraints      | 3                                                                                                                                                                                                                     | Ground treatment is expected to be required on part of the site                                                                                                                    |                                                             |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                                                     | Site has no neighbouring constraints                                                                                                                                               |                                                             |                  |
| Proximity to Key Services         | 3                                                                                                                                                                                                                     | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                       |                                                             |                  |
| Community Facilities              | 0                                                                                                                                                                                                                     | Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                   |                                                             |                  |
| Comments on Suitability           | Within Urban Area. In range of bus stops. Access from a private road, Kingston Avenue and Margaret's Road. Part of building of local value. Outdoor Sports (Private). 0.07ha protected under TPO/2011/004.SOPC000411. |                                                                                                                                                                                    |                                                             |                  |
| Availability Criteria:            |                                                                                                                                                                                                                       |                                                                                                                                                                                    | Availability Rating:                                        | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                                     | Held by developer/willing owner/public sector                                                                                                                                      |                                                             |                  |
| Land Condition                    | 3                                                                                                                                                                                                                     | Low intensity land uses                                                                                                                                                            |                                                             |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                     | Site does not face any known legal issues                                                                                                                                          |                                                             |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                   |                                                                                                                                                                                    |                                                             |                  |
| Comments on Availability          | Part of the site currently in use for other purposes.                                                                                                                                                                 |                                                                                                                                                                                    |                                                             |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                       |                                                                                                                                                                                    | Achievability Rating:                                       | Green            |
| Viability                         | 5                                                                                                                                                                                                                     | Development is likely viable                                                                                                                                                       |                                                             |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                     | Up to 5 years                                                                                                                                                                      |                                                             |                  |
| Comments on Achievability         |                                                                                                                                                                                                                       |                                                                                                                                                                                    |                                                             |                  |

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| <b>SHELAA Reference: CFS268</b>   |                                                                                                            | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                     | Land between Highview and High House Farm, Woodham Road, Battlesbridge                                     |                                                                                                                                                                                      |              |                         |
| Parish:                           | Rettendon                                                                                                  | Total Score:                                                                                                                                                                         | 105          |                         |
| Developable Site Area (ha):       | 2.27                                                                                                       | Reason for discounted areas:                                                                                                                                                         |              |                         |
| Potential Yield:                  | 44                                                                                                         | Typology:                                                                                                                                                                            | 3            |                         |
| Proposed Use:                     | Residential                                                                                                | Comments on the size of site:                                                                                                                                                        |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                                            | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Red</b>   |                         |
| Proximity to Employment Areas     | 5                                                                                                          | Site is outside of any existing/proposed employment allocation                                                                                                                       |              |                         |
| Impact on Retail Areas            | 5                                                                                                          | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |              |                         |
| Proximity to the Workplace        | 5                                                                                                          | Site is within 2km walking distance of an employment allocation                                                                                                                      |              |                         |
| Public Transport                  | 5                                                                                                          | Site is within 400m walking distance of one or more services                                                                                                                         |              |                         |
| PROW and Cycling Connectivity     | 5                                                                                                          | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |              |                         |
| Vehicle Access                    | 5                                                                                                          | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |              |                         |
| Strategic Road Access             | N/A                                                                                                        |                                                                                                                                                                                      |              |                         |
| Designated Heritage Assets        | 3                                                                                                          | Site is adjacent to one or more designated heritage assets                                                                                                                           |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                                          | Site does not contain any non-designated heritage assets                                                                                                                             |              |                         |
| Archaeological Assets             | 5                                                                                                          | Site is not thought to contain any assets of archaeological interest                                                                                                                 |              |                         |
| Minerals & Waste Constraints      | 5                                                                                                          | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |              |                         |
| Defined Open Space                | 5                                                                                                          | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |              |                         |
| Green Belt & Green Wedge          | 0                                                                                                          | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |              |                         |
| Land Classification               | 0                                                                                                          | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |              |                         |
| Protected Natural Features        | 5                                                                                                          | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |              |                         |
| Flood Risk Constraints            | 5                                                                                                          | Site is wholly within Flood Zone 1                                                                                                                                                   |              |                         |
| Air Quality Management Areas      | 5                                                                                                          | Site is in excess of 500m from a designated AQMA                                                                                                                                     |              |                         |
| Ground Condition Constraints      | 5                                                                                                          | Ground treatment is not expected to be required                                                                                                                                      |              |                         |
| Neighbouring Constraints          | 5                                                                                                          | Site has no neighbouring constraints                                                                                                                                                 |              |                         |
| Proximity to Key Services         | 0                                                                                                          | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |              |                         |
| Community Facilities              | 3                                                                                                          | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |              |                         |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Access south of Woodham Road. Adjacent to Grade II listed building. |                                                                                                                                                                                      |              |                         |
| <b>Availability Criteria:</b>     |                                                                                                            | <b>Availability Rating:</b>                                                                                                                                                          | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                                          | Held by developer/willing owner/public sector                                                                                                                                        |              |                         |
| Land Condition                    | 4                                                                                                          | Established single use                                                                                                                                                               |              |                         |
| Legal Constraints                 | 5                                                                                                          | Site does not face any known legal issues                                                                                                                                            |              |                         |
| Planning Permission or Allocation | N/A                                                                                                        |                                                                                                                                                                                      |              |                         |
| Comments on Availability          | Part of the site currently in use for other purposes.                                                      |                                                                                                                                                                                      |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                                            | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b> |                         |
| Viability                         | 5                                                                                                          | Development is likely viable                                                                                                                                                         |              |                         |
| Timescale for Deliverability      | 5                                                                                                          | Up to 5 years                                                                                                                                                                        |              |                         |
| Comments on Achievability         |                                                                                                            |                                                                                                                                                                                      |              |                         |

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| <b>SHELAA Reference: CFS269</b>   |                                                                                                           | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                     | Land between Highview and High House Farm, Woodham Road, Battlesbridge                                    |                                                                                                                                                                                      |              |                         |
| Parish:                           | Rettendon                                                                                                 | Total Score:                                                                                                                                                                         | 100          |                         |
| Developable Site Area (ha):       | 4.2                                                                                                       | Reason for discounted areas:                                                                                                                                                         |              |                         |
| Potential Yield:                  | 72                                                                                                        | Typology:                                                                                                                                                                            | 2            |                         |
| Proposed Use:                     | Residential                                                                                               | Comments on the size of site:                                                                                                                                                        |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                                           | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Red</b>   |                         |
| Proximity to Employment Areas     | 5                                                                                                         | Site is outside of any existing/proposed employment allocation                                                                                                                       |              |                         |
| Impact on Retail Areas            | 5                                                                                                         | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |              |                         |
| Proximity to the Workplace        | 5                                                                                                         | Site is within 2km walking distance of an employment allocation                                                                                                                      |              |                         |
| Public Transport                  | 5                                                                                                         | Site is within 400m walking distance of one or more services                                                                                                                         |              |                         |
| PROW and Cycling Connectivity     | 5                                                                                                         | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |              |                         |
| Vehicle Access                    | 5                                                                                                         | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |              |                         |
| Strategic Road Access             | N/A                                                                                                       |                                                                                                                                                                                      |              |                         |
| Designated Heritage Assets        | 3                                                                                                         | Site is adjacent to one or more designated heritage assets                                                                                                                           |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                                         | Site does not contain any non-designated heritage assets                                                                                                                             |              |                         |
| Archaeological Assets             | 5                                                                                                         | Site is not thought to contain any assets of archaeological interest                                                                                                                 |              |                         |
| Minerals & Waste Constraints      | 5                                                                                                         | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |              |                         |
| Defined Open Space                | 5                                                                                                         | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |              |                         |
| Green Belt & Green Wedge          | 0                                                                                                         | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |              |                         |
| Land Classification               | 0                                                                                                         | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |              |                         |
| Protected Natural Features        | 5                                                                                                         | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |              |                         |
| Flood Risk Constraints            | 5                                                                                                         | Site is wholly within Flood Zone 1                                                                                                                                                   |              |                         |
| Air Quality Management Areas      | 5                                                                                                         | Site is in excess of 500m from a designated AQMA                                                                                                                                     |              |                         |
| Ground Condition Constraints      | 5                                                                                                         | Ground treatment is not expected to be required                                                                                                                                      |              |                         |
| Neighbouring Constraints          | 0                                                                                                         | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |              |                         |
| Proximity to Key Services         | 0                                                                                                         | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |              |                         |
| Community Facilities              | 3                                                                                                         | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |              |                         |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Access south of Woodham Road. Adjacent to Grade 2 listed building. |                                                                                                                                                                                      |              |                         |
| <b>Availability Criteria:</b>     |                                                                                                           | <b>Availability Rating:</b>                                                                                                                                                          | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                                         | Held by developer/willing owner/public sector                                                                                                                                        |              |                         |
| Land Condition                    | 4                                                                                                         | Established single use                                                                                                                                                               |              |                         |
| Legal Constraints                 | 5                                                                                                         | Site does not face any known legal issues                                                                                                                                            |              |                         |
| Planning Permission or Allocation | N/A                                                                                                       |                                                                                                                                                                                      |              |                         |
| Comments on Availability          | Part of the site currently in use for other purposes.                                                     |                                                                                                                                                                                      |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                                           | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b> |                         |
| Viability                         | 5                                                                                                         | Development is likely viable                                                                                                                                                         |              |                         |
| Timescale for Deliverability      | 5                                                                                                         | Up to 5 years                                                                                                                                                                        |              |                         |
| Comments on Achievability         |                                                                                                           |                                                                                                                                                                                      |              |                         |

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| SHELAA Reference: CFS270          |                                                                                                                | RAG Rating:                                                                                                                                                                          | Red                   | 01 November 2025 |
| Site Address:                     | Land South East of High House Farm, Woodham Road, Battlesbridge                                                |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Rettendon                                                                                                      | Total Score:                                                                                                                                                                         | 100                   |                  |
| Developable Site Area (ha):       | 8.1                                                                                                            | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 139                                                                                                            | Typology:                                                                                                                                                                            | 2                     |                  |
| Proposed Use:                     | Residential                                                                                                    | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                |                                                                                                                                                                                      | Suitability Rating:   | Red              |
| Proximity to Employment Areas     | 5                                                                                                              | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                              | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                                                              | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 5                                                                                                              | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                              | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                                                              | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                            |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 3                                                                                                              | Site is adjacent to one or more designated heritage assets                                                                                                                           |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                              | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                                                              | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                              | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                                                              | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 0                                                                                                              | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |                       |                  |
| Land Classification               | 0                                                                                                              | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 5                                                                                                              | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |                       |                  |
| Flood Risk Constraints            | 5                                                                                                              | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                              | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                                                              | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 0                                                                                                              | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |                       |                  |
| Proximity to Key Services         | 0                                                                                                              | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                       |                  |
| Community Facilities              | 3                                                                                                              | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Access south of Woodham Road. Grade 2 Listed Building adjacent to site. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                              | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 4                                                                                                              | Established single use                                                                                                                                                               |                       |                  |
| Legal Constraints                 | 5                                                                                                              | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                            |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          | Part of the site currently in use for other purposes.                                                          |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                              | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                              | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                |                                                                                                                                                                                      |                       |                  |

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| <b>SHELAA Reference: CFS271</b>   |                                                                                                                | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                     | Land between Highview and High House Farm, Woodham Road, Battlesbridge                                         |                                                                                                                                                                                      |              |                         |
| Parish:                           | Rettendon                                                                                                      | Total Score:                                                                                                                                                                         | 105          |                         |
| Developable Site Area (ha):       | 1.04                                                                                                           | Reason for discounted areas:                                                                                                                                                         |              |                         |
| Potential Yield:                  | 20                                                                                                             | Typology:                                                                                                                                                                            | 4            |                         |
| Proposed Use:                     | Residential                                                                                                    | Comments on the size of site:                                                                                                                                                        |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                                                | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Red</b>   |                         |
| Proximity to Employment Areas     | 5                                                                                                              | Site is outside of any existing/proposed employment allocation                                                                                                                       |              |                         |
| Impact on Retail Areas            | 5                                                                                                              | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |              |                         |
| Proximity to the Workplace        | 5                                                                                                              | Site is within 2km walking distance of an employment allocation                                                                                                                      |              |                         |
| Public Transport                  | 5                                                                                                              | Site is within 400m walking distance of one or more services                                                                                                                         |              |                         |
| PROW and Cycling Connectivity     | 5                                                                                                              | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |              |                         |
| Vehicle Access                    | 5                                                                                                              | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |              |                         |
| Strategic Road Access             | N/A                                                                                                            |                                                                                                                                                                                      |              |                         |
| Designated Heritage Assets        | 3                                                                                                              | Site is adjacent to one or more designated heritage assets                                                                                                                           |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                                              | Site does not contain any non-designated heritage assets                                                                                                                             |              |                         |
| Archaeological Assets             | 5                                                                                                              | Site is not thought to contain any assets of archaeological interest                                                                                                                 |              |                         |
| Minerals & Waste Constraints      | 5                                                                                                              | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |              |                         |
| Defined Open Space                | 5                                                                                                              | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |              |                         |
| Green Belt & Green Wedge          | 0                                                                                                              | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |              |                         |
| Land Classification               | 0                                                                                                              | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |              |                         |
| Protected Natural Features        | 5                                                                                                              | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |              |                         |
| Flood Risk Constraints            | 5                                                                                                              | Site is wholly within Flood Zone 1                                                                                                                                                   |              |                         |
| Air Quality Management Areas      | 5                                                                                                              | Site is in excess of 500m from a designated AQMA                                                                                                                                     |              |                         |
| Ground Condition Constraints      | 5                                                                                                              | Ground treatment is not expected to be required                                                                                                                                      |              |                         |
| Neighbouring Constraints          | 5                                                                                                              | Site has no neighbouring constraints                                                                                                                                                 |              |                         |
| Proximity to Key Services         | 0                                                                                                              | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |              |                         |
| Community Facilities              | 3                                                                                                              | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |              |                         |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Access south of Woodham Road. Grade 2 Listed Building adjacent to site. |                                                                                                                                                                                      |              |                         |
| <b>Availability Criteria:</b>     |                                                                                                                | <b>Availability Rating:</b>                                                                                                                                                          | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                                              | Held by developer/willing owner/public sector                                                                                                                                        |              |                         |
| Land Condition                    | 4                                                                                                              | Established single use                                                                                                                                                               |              |                         |
| Legal Constraints                 | 5                                                                                                              | Site does not face any known legal issues                                                                                                                                            |              |                         |
| Planning Permission or Allocation | N/A                                                                                                            |                                                                                                                                                                                      |              |                         |
| Comments on Availability          | Part of the site currently in use for other purposes.                                                          |                                                                                                                                                                                      |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                                                | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b> |                         |
| Viability                         | 5                                                                                                              | Development is likely viable                                                                                                                                                         |              |                         |
| Timescale for Deliverability      | 5                                                                                                              | Up to 5 years                                                                                                                                                                        |              |                         |
| Comments on Achievability         |                                                                                                                |                                                                                                                                                                                      |              |                         |



|                                   |                                                                                                                  |                                                                                                                                                                                                                                                                        |                       |                  |
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| SHELAA Reference: CFS272          |                                                                                                                  | RAG Rating:                                                                                                                                                                                                                                                            | Amber                 | 01 November 2025 |
| Site Address:                     | Land North East of 148 The Street, Little Waltham                                                                |                                                                                                                                                                                                                                                                        |                       |                  |
| Parish:                           | Little Waltham                                                                                                   | Total Score:                                                                                                                                                                                                                                                           | 92                    |                  |
| Developable Site Area (ha):       | 1.27                                                                                                             | Reason for discounted areas:                                                                                                                                                                                                                                           |                       |                  |
| Potential Yield:                  | 24                                                                                                               | Typology:                                                                                                                                                                                                                                                              | 4                     |                  |
| Proposed Use:                     | Residential                                                                                                      | Comments on the size of site:                                                                                                                                                                                                                                          |                       |                  |
| Suitability Criteria:             |                                                                                                                  |                                                                                                                                                                                                                                                                        | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                | Site is outside of any existing/proposed employment allocation                                                                                                                                                                                                         |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                                                                                     |                       |                  |
| Proximity to the Workplace        | 0                                                                                                                | Site is in excess of 2km walking distance of an employment allocation                                                                                                                                                                                                  |                       |                  |
| Public Transport                  | 5                                                                                                                | Site is within 400m walking distance of one or more services                                                                                                                                                                                                           |                       |                  |
| PROW and Cycling Connectivity     | 0                                                                                                                | Site is not connected to either an existing PROW or cycle network                                                                                                                                                                                                      |                       |                  |
| Vehicle Access                    | 5                                                                                                                | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                                                                                       |                       |                  |
| Strategic Road Access             | N/A                                                                                                              |                                                                                                                                                                                                                                                                        |                       |                  |
| Designated Heritage Assets        | 3                                                                                                                | Site is adjacent to one or more designated heritage assets                                                                                                                                                                                                             |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                | Site does not contain any non-designated heritage assets                                                                                                                                                                                                               |                       |                  |
| Archaeological Assets             | 5                                                                                                                | Site is not thought to contain any assets of archaeological interest                                                                                                                                                                                                   |                       |                  |
| Minerals & Waste Constraints      | 0                                                                                                                | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development |                       |                  |
| Defined Open Space                | 5                                                                                                                | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                                                                                       |                       |                  |
| Green Belt & Green Wedge          | 0                                                                                                                | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                                                                                                          |                       |                  |
| Land Classification               | 0                                                                                                                | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                                                                           |                       |                  |
| Protected Natural Features        | 3                                                                                                                | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature                                                         |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                | Site is wholly within Flood Zone 1                                                                                                                                                                                                                                     |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                | Site is in excess of 500m from a designated AQMA                                                                                                                                                                                                                       |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                | Ground treatment is not expected to be required                                                                                                                                                                                                                        |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                | Site has no neighbouring constraints                                                                                                                                                                                                                                   |                       |                  |
| Proximity to Key Services         | 5                                                                                                                | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                                                                                                          |                       |                  |
| Community Facilities              | 3                                                                                                                | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                                                                   |                       |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Access via track beside 148 The Street. Adjacent to a conservation area. |                                                                                                                                                                                                                                                                        |                       |                  |
| Availability Criteria:            |                                                                                                                  |                                                                                                                                                                                                                                                                        | Availability Rating:  | Green            |
| Land Ownership                    | 3                                                                                                                | Promoter has an option to purchase site or collaborate with existing owner                                                                                                                                                                                             |                       |                  |
| Land Condition                    | 5                                                                                                                | Vacant land & buildings                                                                                                                                                                                                                                                |                       |                  |
| Legal Constraints                 | 5                                                                                                                | Site does not face any known legal issues                                                                                                                                                                                                                              |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                              |                                                                                                                                                                                                                                                                        |                       |                  |
| Comments on Availability          |                                                                                                                  |                                                                                                                                                                                                                                                                        |                       |                  |
| Achievability Criteria:           |                                                                                                                  |                                                                                                                                                                                                                                                                        | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                | Development is likely viable                                                                                                                                                                                                                                           |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                | Up to 5 years                                                                                                                                                                                                                                                          |                       |                  |
| Comments on Achievability         |                                                                                                                  |                                                                                                                                                                                                                                                                        |                       |                  |



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| SHELAA Reference: CFS274          |                                                                                                                                                          | RAG Rating:                                                                                                                                                                                                    | Amber                            | 01 November 2025 |
| Site Address:                     | Bell Works, Well Lane Danbury, Chelmsford                                                                                                                |                                                                                                                                                                                                                |                                  |                  |
| Parish:                           | Danbury                                                                                                                                                  | Total Score:                                                                                                                                                                                                   | 105                              |                  |
| Developable Site Area (ha):       | 0.576                                                                                                                                                    | Reason for discounted areas:                                                                                                                                                                                   | Electricity substation (0.004ha) |                  |
| Potential Yield:                  | 19                                                                                                                                                       | Typology:                                                                                                                                                                                                      | 8                                |                  |
| Proposed Use:                     | Residential                                                                                                                                              | Comments on the size of site:                                                                                                                                                                                  |                                  |                  |
| Suitability Criteria:             |                                                                                                                                                          |                                                                                                                                                                                                                | Suitability Rating:              | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                        | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |                                  |                  |
| Impact on Retail Areas            | 5                                                                                                                                                        | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |                                  |                  |
| Proximity to the Workplace        | 5                                                                                                                                                        | Site is within 2km walking distance of an employment allocation                                                                                                                                                |                                  |                  |
| Public Transport                  | 5                                                                                                                                                        | Site is within 400m walking distance of one or more services                                                                                                                                                   |                                  |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                        | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                         |                                  |                  |
| Vehicle Access                    | 5                                                                                                                                                        | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |                                  |                  |
| Strategic Road Access             | N/A                                                                                                                                                      |                                                                                                                                                                                                                |                                  |                  |
| Designated Heritage Assets        | 3                                                                                                                                                        | Site is adjacent to one or more designated heritage assets                                                                                                                                                     |                                  |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                        | Site does not contain any non-designated heritage assets                                                                                                                                                       |                                  |                  |
| Archaeological Assets             | 5                                                                                                                                                        | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                                  |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                        | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |                                  |                  |
| Defined Open Space                | 5                                                                                                                                                        | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |                                  |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                        | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                            |                                  |                  |
| Land Classification               | 5                                                                                                                                                        | Site is predominantly Previously Developed Land                                                                                                                                                                |                                  |                  |
| Protected Natural Features        | 3                                                                                                                                                        | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                                  |                  |
| Flood Risk Constraints            | 5                                                                                                                                                        | Site is wholly within Flood Zone 1                                                                                                                                                                             |                                  |                  |
| Air Quality Management Areas      | 5                                                                                                                                                        | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                                  |                  |
| Ground Condition Constraints      | 5                                                                                                                                                        | Ground treatment is not expected to be required                                                                                                                                                                |                                  |                  |
| Neighbouring Constraints          | 0                                                                                                                                                        | Site has neighbouring constraints with no potential for mitigation                                                                                                                                             |                                  |                  |
| Proximity to Key Services         | 3                                                                                                                                                        | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                                                   |                                  |                  |
| Community Facilities              | 0                                                                                                                                                        | Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                                               |                                  |                  |
| Comments on Suitability           | Within DSB. In range of bus stops. Vehicular access via Well Lane. Adjacent to a Registered Park and Garden. Within 100m of Danbury Country Park (LoWS). |                                                                                                                                                                                                                |                                  |                  |
| Availability Criteria:            |                                                                                                                                                          |                                                                                                                                                                                                                | Availability Rating:             | Green            |
| Land Ownership                    | 5                                                                                                                                                        | Held by developer/willing owner/public sector                                                                                                                                                                  |                                  |                  |
| Land Condition                    | 2                                                                                                                                                        | Established multiple uses                                                                                                                                                                                      |                                  |                  |
| Legal Constraints                 | 5                                                                                                                                                        | Site does not face any known legal issues                                                                                                                                                                      |                                  |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                      |                                                                                                                                                                                                                |                                  |                  |
| Comments on Availability          | Site currently in use for other purposes.                                                                                                                |                                                                                                                                                                                                                |                                  |                  |
| Achievability Criteria:           |                                                                                                                                                          |                                                                                                                                                                                                                | Achievability Rating:            | Yellow           |
| Viability                         | 5                                                                                                                                                        | Development is likely viable                                                                                                                                                                                   |                                  |                  |
| Timescale for Deliverability      | 4                                                                                                                                                        | Over 5 years                                                                                                                                                                                                   |                                  |                  |
| Comments on Achievability         |                                                                                                                                                          |                                                                                                                                                                                                                |                                  |                  |

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| <b>SHELAA Reference: CFS276</b>   |                                                                                                                                                                        | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Green</b> | <b>01 November 2025</b> |
| Site Address:                     | Former St Peters College, Fox Crescent, Chelmsford                                                                                                                     |                                                                                                                                                                                      |              |                         |
| Parish:                           | Chelmsford                                                                                                                                                             | Total Score:                                                                                                                                                                         | 109          |                         |
| Developable Site Area (ha):       | 11.19                                                                                                                                                                  | Reason for discounted areas:                                                                                                                                                         |              |                         |
| Potential Yield:                  | 192                                                                                                                                                                    | Typology:                                                                                                                                                                            | 2            |                         |
| Proposed Use:                     | Residential                                                                                                                                                            | Comments on the size of site:                                                                                                                                                        |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                                                                                                        | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Green</b> |                         |
| Proximity to Employment Areas     | 5                                                                                                                                                                      | Site is outside of any existing/proposed employment allocation                                                                                                                       |              |                         |
| Impact on Retail Areas            | 5                                                                                                                                                                      | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |              |                         |
| Proximity to the Workplace        | 5                                                                                                                                                                      | Site is within 2km walking distance of an employment allocation                                                                                                                      |              |                         |
| Public Transport                  | 5                                                                                                                                                                      | Site is within 400m walking distance of one or more services                                                                                                                         |              |                         |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                      | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |              |                         |
| Vehicle Access                    | 5                                                                                                                                                                      | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |              |                         |
| Strategic Road Access             | N/A                                                                                                                                                                    |                                                                                                                                                                                      |              |                         |
| Designated Heritage Assets        | 5                                                                                                                                                                      | Site does not contain any designated heritage assets                                                                                                                                 |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                      | Site does not contain any non-designated heritage assets                                                                                                                             |              |                         |
| Archaeological Assets             | 5                                                                                                                                                                      | Site is not thought to contain any assets of archaeological interest                                                                                                                 |              |                         |
| Minerals & Waste Constraints      | 5                                                                                                                                                                      | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |              |                         |
| Defined Open Space                | 3                                                                                                                                                                      | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |              |                         |
| Green Belt & Green Wedge          | 5                                                                                                                                                                      | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |              |                         |
| Land Classification               | 3                                                                                                                                                                      | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use                                   |              |                         |
| Protected Natural Features        | 0                                                                                                                                                                      | Site partially or wholly comprises of one or more protected natural features                                                                                                         |              |                         |
| Flood Risk Constraints            | 5                                                                                                                                                                      | Site is wholly within Flood Zone 1                                                                                                                                                   |              |                         |
| Air Quality Management Areas      | 5                                                                                                                                                                      | Site is in excess of 500m from a designated AQMA                                                                                                                                     |              |                         |
| Ground Condition Constraints      | 3                                                                                                                                                                      | Ground treatment is expected to be required on part of the site                                                                                                                      |              |                         |
| Neighbouring Constraints          | 5                                                                                                                                                                      | Site has no neighbouring constraints                                                                                                                                                 |              |                         |
| Proximity to Key Services         | 3                                                                                                                                                                      | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |              |                         |
| Community Facilities              | 3                                                                                                                                                                      | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |              |                         |
| Comments on Suitability           | Within Urban Area. In range of bus stops. School playing fields. 2 trees on boundary protected under TPO/1987/015, TPO/2001/017.SOPC000851 just outside site boundary. |                                                                                                                                                                                      |              |                         |
| <b>Availability Criteria:</b>     |                                                                                                                                                                        | <b>Availability Rating:</b>                                                                                                                                                          | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                                                                                                      | Held by developer/willing owner/public sector                                                                                                                                        |              |                         |
| Land Condition                    | 4                                                                                                                                                                      | Established single use                                                                                                                                                               |              |                         |
| Legal Constraints                 | 5                                                                                                                                                                      | Site does not face any known legal issues                                                                                                                                            |              |                         |
| Planning Permission or Allocation | Site is already allocated in Local Plan forming SGS1b. See 21/00002/MAS, 21/00396/FUL                                                                                  |                                                                                                                                                                                      |              |                         |
| Comments on Availability          | Site currently in use for other purposes.                                                                                                                              |                                                                                                                                                                                      |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                                                                                                        | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b> |                         |
| Viability                         | 5                                                                                                                                                                      | Development is likely viable                                                                                                                                                         |              |                         |
| Timescale for Deliverability      | 5                                                                                                                                                                      | Up to 5 years                                                                                                                                                                        |              |                         |
| Comments on Achievability         |                                                                                                                                                                        |                                                                                                                                                                                      |              |                         |

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| <b>SHELAA Reference: CFS277</b>   |                                                                                                                                                                      | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Amber</b> | <b>01 November 2025</b> |
| Site Address:                     | 187 Main Road, Broomfield                                                                                                                                            |                                                                                                                                                                                      |              |                         |
| Parish:                           | Broomfield                                                                                                                                                           | Total Score:                                                                                                                                                                         | 103          |                         |
| Developable Site Area (ha):       | 1.52                                                                                                                                                                 | Reason for discounted areas:                                                                                                                                                         |              |                         |
| Potential Yield:                  | 34                                                                                                                                                                   | Typology:                                                                                                                                                                            | 3            |                         |
| Proposed Use:                     | Residential                                                                                                                                                          | Comments on the size of site:                                                                                                                                                        |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                                                                                                      | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Amber</b> |                         |
| Proximity to Employment Areas     | 5                                                                                                                                                                    | Site is outside of any existing/proposed employment allocation                                                                                                                       |              |                         |
| Impact on Retail Areas            | 5                                                                                                                                                                    | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |              |                         |
| Proximity to the Workplace        | 5                                                                                                                                                                    | Site is within 2km walking distance of an employment allocation                                                                                                                      |              |                         |
| Public Transport                  | 5                                                                                                                                                                    | Site is within 400m walking distance of one or more services                                                                                                                         |              |                         |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                    | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |              |                         |
| Vehicle Access                    | 5                                                                                                                                                                    | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |              |                         |
| Strategic Road Access             | N/A                                                                                                                                                                  |                                                                                                                                                                                      |              |                         |
| Designated Heritage Assets        | 3                                                                                                                                                                    | Site is adjacent to one or more designated heritage assets                                                                                                                           |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                    | Site does not contain any non-designated heritage assets                                                                                                                             |              |                         |
| Archaeological Assets             | 5                                                                                                                                                                    | Site is not thought to contain any assets of archaeological interest                                                                                                                 |              |                         |
| Minerals & Waste Constraints      | 5                                                                                                                                                                    | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |              |                         |
| Defined Open Space                | 5                                                                                                                                                                    | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |              |                         |
| Green Belt & Green Wedge          | 5                                                                                                                                                                    | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |              |                         |
| Land Classification               | 3                                                                                                                                                                    | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use                                   |              |                         |
| Protected Natural Features        | 0                                                                                                                                                                    | Site partially or wholly comprises of one or more protected natural features                                                                                                         |              |                         |
| Flood Risk Constraints            | 5                                                                                                                                                                    | Site is wholly within Flood Zone 1                                                                                                                                                   |              |                         |
| Air Quality Management Areas      | 5                                                                                                                                                                    | Site is in excess of 500m from a designated AQMA                                                                                                                                     |              |                         |
| Ground Condition Constraints      | 0                                                                                                                                                                    | Ground treatment is expected to be required on the majority (90% or more) of the site                                                                                                |              |                         |
| Neighbouring Constraints          | 5                                                                                                                                                                    | Site has no neighbouring constraints                                                                                                                                                 |              |                         |
| Proximity to Key Services         | 0                                                                                                                                                                    | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |              |                         |
| Community Facilities              | 3                                                                                                                                                                    | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |              |                         |
| Comments on Suitability           | Adjacent to Urban Area. In range of bus stops. Adjacent Grade II listed building.0.279ha protected under TPO/2008/010, TPO/2008/011.SOPC000887 covers whole of site. |                                                                                                                                                                                      |              |                         |
| <b>Availability Criteria:</b>     |                                                                                                                                                                      | <b>Availability Rating:</b>                                                                                                                                                          | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                                                                                                    | Held by developer/willing owner/public sector                                                                                                                                        |              |                         |
| Land Condition                    | 4                                                                                                                                                                    | Established single use                                                                                                                                                               |              |                         |
| Legal Constraints                 | 5                                                                                                                                                                    | Site does not face any known legal issues                                                                                                                                            |              |                         |
| Planning Permission or Allocation | N/A                                                                                                                                                                  |                                                                                                                                                                                      |              |                         |
| Comments on Availability          | Site currently in use for other purposes.                                                                                                                            |                                                                                                                                                                                      |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                                                                                                      | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b> |                         |
| Viability                         | 5                                                                                                                                                                    | Development is likely viable                                                                                                                                                         |              |                         |
| Timescale for Deliverability      | 5                                                                                                                                                                    | Up to 5 years                                                                                                                                                                        |              |                         |
| Comments on Achievability         |                                                                                                                                                                      |                                                                                                                                                                                      |              |                         |

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| SHELAA Reference: CFS280          |                                                                                                      | RAG Rating:                                                                                                                                                                                                    | Green                                                    | 01 November 2025 |
| Site Address:                     | Land South East of Ilgars Farm Cottages and North of Burnham Road, South Woodham Ferrers             |                                                                                                                                                                                                                |                                                          |                  |
| Parish:                           | South Woodham Ferrers                                                                                | Total Score:                                                                                                                                                                                                   | 106                                                      |                  |
| Developable Site Area (ha):       | 21.753                                                                                               | Reason for discounted areas:                                                                                                                                                                                   | Gas pipe and Buffer (0.047ha), Electricity line (0.08ha) |                  |
| Potential Yield:                  | 373                                                                                                  | Typology:                                                                                                                                                                                                      | 1                                                        |                  |
| Proposed Use:                     | Residential                                                                                          | Comments on the size of site:                                                                                                                                                                                  |                                                          |                  |
| Suitability Criteria:             |                                                                                                      |                                                                                                                                                                                                                | Suitability Rating:                                      | Green            |
| Proximity to Employment Areas     | 5                                                                                                    | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |                                                          |                  |
| Impact on Retail Areas            | 5                                                                                                    | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |                                                          |                  |
| Proximity to the Workplace        | 5                                                                                                    | Site is within 2km walking distance of an employment allocation                                                                                                                                                |                                                          |                  |
| Public Transport                  | 5                                                                                                    | Site is within 400m walking distance of one or more services                                                                                                                                                   |                                                          |                  |
| PROW and Cycling Connectivity     | 0                                                                                                    | Site is not connected to either an existing PROW or cycle network                                                                                                                                              |                                                          |                  |
| Vehicle Access                    | 5                                                                                                    | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |                                                          |                  |
| Strategic Road Access             | N/A                                                                                                  |                                                                                                                                                                                                                |                                                          |                  |
| Designated Heritage Assets        | 5                                                                                                    | Site does not contain any designated heritage assets                                                                                                                                                           |                                                          |                  |
| Non-Designated Heritage Assets    | 5                                                                                                    | Site does not contain any non-designated heritage assets                                                                                                                                                       |                                                          |                  |
| Archaeological Assets             | 5                                                                                                    | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                                                          |                  |
| Minerals & Waste Constraints      | 5                                                                                                    | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |                                                          |                  |
| Defined Open Space                | 5                                                                                                    | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |                                                          |                  |
| Green Belt & Green Wedge          | 5                                                                                                    | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                            |                                                          |                  |
| Land Classification               | 0                                                                                                    | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                   |                                                          |                  |
| Protected Natural Features        | 3                                                                                                    | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                                                          |                  |
| Flood Risk Constraints            | 2                                                                                                    | Up to 25% of the site area is within Flood Zone 3                                                                                                                                                              |                                                          |                  |
| Air Quality Management Areas      | 5                                                                                                    | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                                                          |                  |
| Ground Condition Constraints      | 3                                                                                                    | Ground treatment is expected to be required on part of the site                                                                                                                                                |                                                          |                  |
| Neighbouring Constraints          | 5                                                                                                    | Site has no neighbouring constraints                                                                                                                                                                           |                                                          |                  |
| Proximity to Key Services         | 5                                                                                                    | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                                                  |                                                          |                  |
| Community Facilities              | 3                                                                                                    | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                           |                                                          |                  |
| Comments on Suitability           | Within Urban Area. In range of bus stops. Access off Burnham Road.                                   |                                                                                                                                                                                                                |                                                          |                  |
| Availability Criteria:            |                                                                                                      |                                                                                                                                                                                                                | Availability Rating:                                     | Green            |
| Land Ownership                    | 5                                                                                                    | Held by developer/willing owner/public sector                                                                                                                                                                  |                                                          |                  |
| Land Condition                    | 5                                                                                                    | Vacant land & buildings                                                                                                                                                                                        |                                                          |                  |
| Legal Constraints                 | 5                                                                                                    | Site does not face any known legal issues                                                                                                                                                                      |                                                          |                  |
| Planning Permission or Allocation | Site is already allocated in the Local Plan forming part of SGS10. See 20/00002/MAS and 22/00311/OUT |                                                                                                                                                                                                                |                                                          |                  |
| Comments on Availability          |                                                                                                      |                                                                                                                                                                                                                |                                                          |                  |
| Achievability Criteria:           |                                                                                                      |                                                                                                                                                                                                                | Achievability Rating:                                    | Green            |
| Viability                         | 5                                                                                                    | Development is likely viable                                                                                                                                                                                   |                                                          |                  |
| Timescale for Deliverability      | 5                                                                                                    | Up to 5 years                                                                                                                                                                                                  |                                                          |                  |
| Comments on Achievability         |                                                                                                      |                                                                                                                                                                                                                |                                                          |                  |

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| <b>SHELAA Reference: CFS281</b>   |                                                                                                                                                                                                        | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Amber</b> | <b>01 November 2025</b> |
| Site Address:                     | Redes Farm Cottage, Main Road, Great Waltham, Chelmsford                                                                                                                                               |                                                                                                                                                                                      |              |                         |
| Parish:                           | Great Waltham                                                                                                                                                                                          | Total Score:                                                                                                                                                                         | 101          |                         |
| Developable Site Area (ha):       | 1.16                                                                                                                                                                                                   | Reason for discounted areas:                                                                                                                                                         |              |                         |
| Potential Yield:                  | 22                                                                                                                                                                                                     | Typology:                                                                                                                                                                            | 4            |                         |
| Proposed Use:                     | Residential                                                                                                                                                                                            | Comments on the size of site:                                                                                                                                                        |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                                                                                                                                        | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Amber</b> |                         |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                      | Site is outside of any existing/proposed employment allocation                                                                                                                       |              |                         |
| Impact on Retail Areas            | 5                                                                                                                                                                                                      | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |              |                         |
| Proximity to the Workplace        | 5                                                                                                                                                                                                      | Site is within 2km walking distance of an employment allocation                                                                                                                      |              |                         |
| Public Transport                  | 5                                                                                                                                                                                                      | Site is within 400m walking distance of one or more services                                                                                                                         |              |                         |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                      | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |              |                         |
| Vehicle Access                    | 5                                                                                                                                                                                                      | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |              |                         |
| Strategic Road Access             | N/A                                                                                                                                                                                                    |                                                                                                                                                                                      |              |                         |
| Designated Heritage Assets        | 0                                                                                                                                                                                                      | Site contains one or more designated heritage assets                                                                                                                                 |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                      | Site does not contain any non-designated heritage assets                                                                                                                             |              |                         |
| Archaeological Assets             | 5                                                                                                                                                                                                      | Site is not thought to contain any assets of archaeological interest                                                                                                                 |              |                         |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                      | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |              |                         |
| Defined Open Space                | 5                                                                                                                                                                                                      | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |              |                         |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                      | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |              |                         |
| Land Classification               | 0                                                                                                                                                                                                      | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |              |                         |
| Protected Natural Features        | 0                                                                                                                                                                                                      | Site partially or wholly comprises of one or more protected natural features                                                                                                         |              |                         |
| Flood Risk Constraints            | 5                                                                                                                                                                                                      | Site is wholly within Flood Zone 1                                                                                                                                                   |              |                         |
| Air Quality Management Areas      | 5                                                                                                                                                                                                      | Site is in excess of 500m from a designated AQMA                                                                                                                                     |              |                         |
| Ground Condition Constraints      | 5                                                                                                                                                                                                      | Ground treatment is not expected to be required                                                                                                                                      |              |                         |
| Neighbouring Constraints          | 5                                                                                                                                                                                                      | Site has no neighbouring constraints                                                                                                                                                 |              |                         |
| Proximity to Key Services         | 0                                                                                                                                                                                                      | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |              |                         |
| Community Facilities              | 3                                                                                                                                                                                                      | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |              |                         |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. An existing access serves the existing residential dwelling. Grade 2 Listed Building within site. Wholly covered by TPO (1.16ha) protected under TPO/2007/084. |                                                                                                                                                                                      |              |                         |
| <b>Availability Criteria:</b>     |                                                                                                                                                                                                        | <b>Availability Rating:</b>                                                                                                                                                          | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                                                                                                                                      | Held by developer/willing owner/public sector                                                                                                                                        |              |                         |
| Land Condition                    | 3                                                                                                                                                                                                      | Low intensity land uses                                                                                                                                                              |              |                         |
| Legal Constraints                 | 5                                                                                                                                                                                                      | Site does not face any known legal issues                                                                                                                                            |              |                         |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                    |                                                                                                                                                                                      |              |                         |
| Comments on Availability          |                                                                                                                                                                                                        |                                                                                                                                                                                      |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                                                                                                                                        | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b> |                         |
| Viability                         | 5                                                                                                                                                                                                      | Development is likely viable                                                                                                                                                         |              |                         |
| Timescale for Deliverability      | 5                                                                                                                                                                                                      | Up to 5 years                                                                                                                                                                        |              |                         |
| Comments on Achievability         |                                                                                                                                                                                                        |                                                                                                                                                                                      |              |                         |

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| SHELAA Reference: CFS282          |                                                                                                                                                                                                                                         | RAG Rating:                                                                                                                                                                          | Yellow                                                      | 01 November 2025 |
| Site Address:                     | Land North of South Woodham Ferrers, SWF, Chelmsford                                                                                                                                                                                    |                                                                                                                                                                                      |                                                             |                  |
| Parish:                           | South Woodham Ferrers                                                                                                                                                                                                                   | Total Score:                                                                                                                                                                         | 108                                                         |                  |
| Developable Site Area (ha):       | 133.658                                                                                                                                                                                                                                 | Reason for discounted areas:                                                                                                                                                         | Gas pipe and Buffer (1.582ha), Electricity line (0.06ha)    |                  |
| Potential Yield:                  | 1637                                                                                                                                                                                                                                    | Typology:                                                                                                                                                                            | 25                                                          |                  |
| Proposed Use:                     | Mixed Use                                                                                                                                                                                                                               | Comments on the size of site:                                                                                                                                                        | Size of site is potentially suitable for all employment use |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                         |                                                                                                                                                                                      | Suitability Rating:                                         | Yellow           |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                       | Site is outside of any existing/proposed employment allocation                                                                                                                       |                                                             |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                       | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                                                             |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                       | Site is within 2km walking distance of an employment allocation                                                                                                                      |                                                             |                  |
| Public Transport                  | 5                                                                                                                                                                                                                                       | Site is within 400m walking distance of one or more services                                                                                                                         |                                                             |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                       | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                                                             |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                       | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                                                             |                  |
| Strategic Road Access             | 2                                                                                                                                                                                                                                       | Site has direct access to or is adjacent to a safeguarded trunk road or B-road                                                                                                       |                                                             |                  |
| Designated Heritage Assets        | 5                                                                                                                                                                                                                                       | Site does not contain any designated heritage assets                                                                                                                                 |                                                             |                  |
| Non-Designated Heritage Assets    | 3                                                                                                                                                                                                                                       | Site is adjacent to one or more non-designated heritage assets                                                                                                                       |                                                             |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                                       | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                                                             |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                                                       | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                                                             |                  |
| Defined Open Space                | 3                                                                                                                                                                                                                                       | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |                                                             |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                                                       | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                                                             |                  |
| Land Classification               | 0                                                                                                                                                                                                                                       | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                                                             |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                       | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                                                             |                  |
| Flood Risk Constraints            | 2                                                                                                                                                                                                                                       | Up to 25% of the site area is within Flood Zone 3                                                                                                                                    |                                                             |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                       | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                                                             |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                                                                       | Ground treatment is not expected to be required                                                                                                                                      |                                                             |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                                                                       | Site has no neighbouring constraints                                                                                                                                                 |                                                             |                  |
| Proximity to Key Services         | 5                                                                                                                                                                                                                                       | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                        |                                                             |                  |
| Community Facilities              | 3                                                                                                                                                                                                                                       | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                                                             |                  |
| Comments on Suitability           | Within Urban Area. In range of bus stops. Vehicle and Pedestrian access to the Site is from the B1418 Main Road. Adjacent to Protected Lanes. Natural Green Space (Limited Access). 1.12ha under TPO/2009/048; 1.089ha Bushy Hill LoWS. |                                                                                                                                                                                      |                                                             |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                         |                                                                                                                                                                                      | Availability Rating:                                        | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                                                       | Held by developer/willing owner/public sector                                                                                                                                        |                                                             |                  |
| Land Condition                    | 5                                                                                                                                                                                                                                       | Vacant land & buildings                                                                                                                                                              |                                                             |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                                       | Site does not face any known legal issues                                                                                                                                            |                                                             |                  |
| Planning Permission or Allocation | Site is already allocated in the Local Plan forming part of SGS10. See 20/00002/MAS and 22/01961/OUT, 22/01961/FUL                                                                                                                      |                                                                                                                                                                                      |                                                             |                  |
| Comments on Availability          | Overhead electric supply cables run through the site. Site not within promoters ownership.                                                                                                                                              |                                                                                                                                                                                      |                                                             |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                         |                                                                                                                                                                                      | Achievability Rating:                                       | Green            |
| Viability                         | 5                                                                                                                                                                                                                                       | Development is likely viable                                                                                                                                                         |                                                             |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                       | Up to 5 years                                                                                                                                                                        |                                                             |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                         |                                                                                                                                                                                      |                                                             |                  |



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| SHELAA Reference: CFS283          |                                                                                                                                                                                                                                                                                           | RAG Rating:                                                                                                                                                                                                                                                            | Amber                 | 01 November 2025 |
| Site Address:                     | Land south of Sheepcotes Roundabout, Little Waltham, Chelmsford                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                        |                       |                  |
| Parish:                           | Little Waltham                                                                                                                                                                                                                                                                            | Total Score:                                                                                                                                                                                                                                                           | 88                    |                  |
| Developable Site Area (ha):       | 22.8                                                                                                                                                                                                                                                                                      | Reason for discounted areas:                                                                                                                                                                                                                                           |                       |                  |
| Potential Yield:                  | 391                                                                                                                                                                                                                                                                                       | Typology:                                                                                                                                                                                                                                                              | 1                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                                                                                               | Comments on the size of site:                                                                                                                                                                                                                                          |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                        | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                                                                         | Site is outside of any existing/proposed employment allocation                                                                                                                                                                                                         |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                                                                         | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                                                                                     |                       |                  |
| Proximity to the Workplace        | 0                                                                                                                                                                                                                                                                                         | Site is in excess of 2km walking distance of an employment allocation                                                                                                                                                                                                  |                       |                  |
| Public Transport                  | 5                                                                                                                                                                                                                                                                                         | Site is within 400m walking distance of one or more services                                                                                                                                                                                                           |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                                                                         | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                                                                                 |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                                                                         | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                                                                                       |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                        |                       |                  |
| Designated Heritage Assets        | 3                                                                                                                                                                                                                                                                                         | Site is adjacent to one or more designated heritage assets                                                                                                                                                                                                             |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                                                                                         | Site does not contain any non-designated heritage assets                                                                                                                                                                                                               |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                                                                                         | Site is not thought to contain any assets of archaeological interest                                                                                                                                                                                                   |                       |                  |
| Minerals & Waste Constraints      | 0                                                                                                                                                                                                                                                                                         | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                                                                                                                                         | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                                                                                       |                       |                  |
| Green Belt & Green Wedge          | 0                                                                                                                                                                                                                                                                                         | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                                                                                                          |                       |                  |
| Land Classification               | 0                                                                                                                                                                                                                                                                                         | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                                                                           |                       |                  |
| Protected Natural Features        | 3                                                                                                                                                                                                                                                                                         | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature                                                         |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                                                                                                         | Site is wholly within Flood Zone 1                                                                                                                                                                                                                                     |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                                                         | Site is in excess of 500m from a designated AQMA                                                                                                                                                                                                                       |                       |                  |
| Ground Condition Constraints      | 3                                                                                                                                                                                                                                                                                         | Ground treatment is expected to be required on part of the site                                                                                                                                                                                                        |                       |                  |
| Neighbouring Constraints          | 0                                                                                                                                                                                                                                                                                         | Site has neighbouring constraints with no potential for mitigation                                                                                                                                                                                                     |                       |                  |
| Proximity to Key Services         | 5                                                                                                                                                                                                                                                                                         | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                                                                                                          |                       |                  |
| Community Facilities              | 3                                                                                                                                                                                                                                                                                         | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                                                                   |                       |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Current agricultural vehicular access to the site from the Braintree Road. Adjacent to conservation area. Within 100m of Sheepcotes Wood (LoWS) and Ancient Woodland. Small area of contaminated land to southern boundary: SOPC000269 and CHL276. |                                                                                                                                                                                                                                                                        |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                        | Availability Rating:  | Yellow           |
| Land Ownership                    | 3                                                                                                                                                                                                                                                                                         | Promoter has an option to purchase site or collaborate with existing owner                                                                                                                                                                                             |                       |                  |
| Land Condition                    | 5                                                                                                                                                                                                                                                                                         | Vacant land & buildings                                                                                                                                                                                                                                                |                       |                  |
| Legal Constraints                 | 3                                                                                                                                                                                                                                                                                         | Site may possibly face legal issues                                                                                                                                                                                                                                    |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                        |                       |                  |
| Comments on Availability          | Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.                                                                                                                                                |                                                                                                                                                                                                                                                                        |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                        | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                                                                                                                                         | Development is likely viable                                                                                                                                                                                                                                           |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                                                                         | Up to 5 years                                                                                                                                                                                                                                                          |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                        |                       |                  |

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| SHELAA Reference: 15SLAA1         |                                                                                                                                                                                                                                        | RAG Rating:                                                                                                                                                                          | Yellow                | 01 November 2025 |
| Site Address:                     | Land North Of Woodhouse Lodge, Woodhouse Lane, Little Waltham, Chelmsford, Essex                                                                                                                                                       |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Little Waltham                                                                                                                                                                                                                         | Total Score:                                                                                                                                                                         | 95                    |                  |
| Developable Site Area (ha):       | 28.21                                                                                                                                                                                                                                  | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 484                                                                                                                                                                                                                                    | Typology:                                                                                                                                                                            | 1                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                                            | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                        |                                                                                                                                                                                      | Suitability Rating:   | Yellow           |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                      | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                      | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                      | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 5                                                                                                                                                                                                                                      | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                      | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                      | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                    |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 3                                                                                                                                                                                                                                      | Site is adjacent to one or more designated heritage assets                                                                                                                           |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                                      | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 0                                                                                                                                                                                                                                      | Site is thought to contain one or more assets of archaeological interest                                                                                                             |                       |                  |
| Minerals & Waste Constraints      | 2                                                                                                                                                                                                                                      | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment           |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                                                                                      | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                                                      | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 0                                                                                                                                                                                                                                      | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                      | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                                                      | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                      | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 3                                                                                                                                                                                                                                      | Ground treatment is expected to be required on part of the site                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                                                                      | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 3                                                                                                                                                                                                                                      | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |                       |                  |
| Community Facilities              | 3                                                                                                                                                                                                                                      | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Within DSB. In range of bus stops. Access to Blasford Hill, Little Waltham. Adjacent Grade II listed buildings.Handful of trees protected under TPO/2001/040, TPO/2004/065. Site adjacent to Sparrowhawk Wood Ancient Woodland ID 864. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                        |                                                                                                                                                                                      | Availability Rating:  | Yellow           |
| Land Ownership                    | 3                                                                                                                                                                                                                                      | Promoter has an option to purchase site or collaborate with existing owner                                                                                                           |                       |                  |
| Land Condition                    | 5                                                                                                                                                                                                                                      | Vacant land & buildings                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 3                                                                                                                                                                                                                                      | Site may possibly face legal issues                                                                                                                                                  |                       |                  |
| Planning Permission or Allocation | Site is already allocated within the Local Plan forming part of SGS8. See 20/00001/MAS, 20/02064/OUT                                                                                                                                   |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          | Multiple ownership. No evidence of all landowner/s support with submission. Entire site not within promoters control.                                                                                                                  |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                        |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                                                                                      | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                      | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                        |                                                                                                                                                                                      |                       |                  |



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| SHELAA Reference: 15SLAA2         |                                                                                                                                                                                    | RAG Rating:                                                                                                                                                                          | Amber                 | 01 November 2025 |
| Site Address:                     | Land Rear Of 6 To 16 Highfields Mead, East Hanningfield, Chelmsford, Essex                                                                                                         |                                                                                                                                                                                      |                       |                  |
| Parish:                           | East Hanningfield                                                                                                                                                                  | Total Score:                                                                                                                                                                         | 108                   |                  |
| Developable Site Area (ha):       | 1.25                                                                                                                                                                               | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 24                                                                                                                                                                                 | Typology:                                                                                                                                                                            | 4                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                                        | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                    |                                                                                                                                                                                      | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                                  | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                  | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                  | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 5                                                                                                                                                                                  | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                  | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                  | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                                                                                  | Site does not contain any designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                  | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                                  | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                  | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                                  | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                  | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 0                                                                                                                                                                                  | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                                  | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                  | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                  | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                  | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                  | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 0                                                                                                                                                                                  | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                       |                  |
| Community Facilities              | 3                                                                                                                                                                                  | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Vehicular access via Bicknacre Road, East Hanningfield. Tree protected by TPO/2004/033 within 15m of the site. It might be a veteran tree. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                    |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                                                                  | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 5                                                                                                                                                                                  | Vacant land & buildings                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                                  | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          |                                                                                                                                                                                    |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                    |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                                  | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                  | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                    |                                                                                                                                                                                      |                       |                  |

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| <b>SHELAA Reference: 15SLAA3</b>  |                                                                                                                                                                              | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Green</b> | <b>01 November 2025</b> |
| Site Address:                     | Land South West Of Cloughs Cottage, Main Road, Boreham, Chelmsford, Essex                                                                                                    |                                                                                                                                                                                      |              |                         |
| Parish:                           | Boreham                                                                                                                                                                      | Total Score:                                                                                                                                                                         | 114          |                         |
| Developable Site Area (ha):       | 1.3                                                                                                                                                                          | Reason for discounted areas:                                                                                                                                                         |              |                         |
| Potential Yield:                  | 25                                                                                                                                                                           | Typology:                                                                                                                                                                            | 4            |                         |
| Proposed Use:                     | Residential                                                                                                                                                                  | Comments on the size of site:                                                                                                                                                        |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                                                                                                              | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Green</b> |                         |
| Proximity to Employment Areas     | 5                                                                                                                                                                            | Site is outside of any existing/proposed employment allocation                                                                                                                       |              |                         |
| Impact on Retail Areas            | 5                                                                                                                                                                            | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |              |                         |
| Proximity to the Workplace        | 5                                                                                                                                                                            | Site is within 2km walking distance of an employment allocation                                                                                                                      |              |                         |
| Public Transport                  | 5                                                                                                                                                                            | Site is within 400m walking distance of one or more services                                                                                                                         |              |                         |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                            | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |              |                         |
| Vehicle Access                    | 5                                                                                                                                                                            | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |              |                         |
| Strategic Road Access             | N/A                                                                                                                                                                          |                                                                                                                                                                                      |              |                         |
| Designated Heritage Assets        | 3                                                                                                                                                                            | Site is adjacent to one or more designated heritage assets                                                                                                                           |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                            | Site does not contain any non-designated heritage assets                                                                                                                             |              |                         |
| Archaeological Assets             | 5                                                                                                                                                                            | Site is not thought to contain any assets of archaeological interest                                                                                                                 |              |                         |
| Minerals & Waste Constraints      | 5                                                                                                                                                                            | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |              |                         |
| Defined Open Space                | 5                                                                                                                                                                            | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |              |                         |
| Green Belt & Green Wedge          | 5                                                                                                                                                                            | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |              |                         |
| Land Classification               | 0                                                                                                                                                                            | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |              |                         |
| Protected Natural Features        | 5                                                                                                                                                                            | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |              |                         |
| Flood Risk Constraints            | 5                                                                                                                                                                            | Site is wholly within Flood Zone 1                                                                                                                                                   |              |                         |
| Air Quality Management Areas      | 5                                                                                                                                                                            | Site is in excess of 500m from a designated AQMA                                                                                                                                     |              |                         |
| Ground Condition Constraints      | 5                                                                                                                                                                            | Ground treatment is not expected to be required                                                                                                                                      |              |                         |
| Neighbouring Constraints          | 5                                                                                                                                                                            | Site has no neighbouring constraints                                                                                                                                                 |              |                         |
| Proximity to Key Services         | 3                                                                                                                                                                            | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |              |                         |
| Community Facilities              | 3                                                                                                                                                                            | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |              |                         |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. The site adjoins the B1137. An informal road pull-off / car park exists opposite the Cock Inn. Adjacent to Grade II listed building. |                                                                                                                                                                                      |              |                         |
| <b>Availability Criteria:</b>     |                                                                                                                                                                              | <b>Availability Rating:</b>                                                                                                                                                          | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                                                                                                            | Held by developer/willing owner/public sector                                                                                                                                        |              |                         |
| Land Condition                    | 5                                                                                                                                                                            | Vacant land & buildings                                                                                                                                                              |              |                         |
| Legal Constraints                 | 5                                                                                                                                                                            | Site does not face any known legal issues                                                                                                                                            |              |                         |
| Planning Permission or Allocation | N/A                                                                                                                                                                          |                                                                                                                                                                                      |              |                         |
| Comments on Availability          |                                                                                                                                                                              |                                                                                                                                                                                      |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                                                                                                              | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b> |                         |
| Viability                         | 5                                                                                                                                                                            | Development is likely viable                                                                                                                                                         |              |                         |
| Timescale for Deliverability      | 5                                                                                                                                                                            | Up to 5 years                                                                                                                                                                        |              |                         |
| Comments on Achievability         |                                                                                                                                                                              |                                                                                                                                                                                      |              |                         |

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| <b>SHELAA Reference: 15SLAA4</b>  |                                                                                                                                                                     | <b>RAG Rating:</b>                                                                                                                                                                 | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                     | Land At Margaretting Service Station, Main Road, Margaretting, Ingatestone, Essex                                                                                   |                                                                                                                                                                                    |              |                         |
| Parish:                           | Margaretting                                                                                                                                                        | Total Score:                                                                                                                                                                       | 100          |                         |
| Developable Site Area (ha):       | 0.53                                                                                                                                                                | Reason for discounted areas:                                                                                                                                                       |              |                         |
| Potential Yield:                  | 10                                                                                                                                                                  | Typology:                                                                                                                                                                          | 5            |                         |
| Proposed Use:                     | Residential                                                                                                                                                         | Comments on the size of site:                                                                                                                                                      |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                                                                                                     | <b>Suitability Rating:</b>                                                                                                                                                         | <b>Red</b>   |                         |
| Proximity to Employment Areas     | 5                                                                                                                                                                   | Site is outside of any existing/proposed employment allocation                                                                                                                     |              |                         |
| Impact on Retail Areas            | 5                                                                                                                                                                   | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |              |                         |
| Proximity to the Workplace        | 0                                                                                                                                                                   | Site is in excess of 2km walking distance of an employment allocation                                                                                                              |              |                         |
| Public Transport                  | 5                                                                                                                                                                   | Site is within 400m walking distance of one or more services                                                                                                                       |              |                         |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                   | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |              |                         |
| Vehicle Access                    | 5                                                                                                                                                                   | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |              |                         |
| Strategic Road Access             | N/A                                                                                                                                                                 |                                                                                                                                                                                    |              |                         |
| Designated Heritage Assets        | 5                                                                                                                                                                   | Site does not contain any designated heritage assets                                                                                                                               |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                   | Site does not contain any non-designated heritage assets                                                                                                                           |              |                         |
| Archaeological Assets             | 5                                                                                                                                                                   | Site is not thought to contain any assets of archaeological interest                                                                                                               |              |                         |
| Minerals & Waste Constraints      | 5                                                                                                                                                                   | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |              |                         |
| Defined Open Space                | 5                                                                                                                                                                   | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |              |                         |
| Green Belt & Green Wedge          | 0                                                                                                                                                                   | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                      |              |                         |
| Land Classification               | 0                                                                                                                                                                   | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |              |                         |
| Protected Natural Features        | 0                                                                                                                                                                   | Site partially or wholly comprises of one or more protected natural features                                                                                                       |              |                         |
| Flood Risk Constraints            | 5                                                                                                                                                                   | Site is wholly within Flood Zone 1                                                                                                                                                 |              |                         |
| Air Quality Management Areas      | 5                                                                                                                                                                   | Site is in excess of 500m from a designated AQMA                                                                                                                                   |              |                         |
| Ground Condition Constraints      | 5                                                                                                                                                                   | Ground treatment is not expected to be required                                                                                                                                    |              |                         |
| Neighbouring Constraints          | 5                                                                                                                                                                   | Site has no neighbouring constraints                                                                                                                                               |              |                         |
| Proximity to Key Services         | 0                                                                                                                                                                   | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                            |              |                         |
| Community Facilities              | 5                                                                                                                                                                   | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |              |                         |
| Comments on Suitability           | Outside of DSB. In range of bus stops. 2 trees protected under TPO/2004/044 within the site. Also two trees just outside or on the border protected by TPO/2023/003 |                                                                                                                                                                                    |              |                         |
| <b>Availability Criteria:</b>     |                                                                                                                                                                     | <b>Availability Rating:</b>                                                                                                                                                        | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                                                                                                   | Held by developer/willing owner/public sector                                                                                                                                      |              |                         |
| Land Condition                    | 5                                                                                                                                                                   | Vacant land & buildings                                                                                                                                                            |              |                         |
| Legal Constraints                 | 5                                                                                                                                                                   | Site does not face any known legal issues                                                                                                                                          |              |                         |
| Planning Permission or Allocation | N/A                                                                                                                                                                 |                                                                                                                                                                                    |              |                         |
| Comments on Availability          |                                                                                                                                                                     |                                                                                                                                                                                    |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                                                                                                     | <b>Achievability Rating:</b>                                                                                                                                                       | <b>Green</b> |                         |
| Viability                         | 5                                                                                                                                                                   | Development is likely viable                                                                                                                                                       |              |                         |
| Timescale for Deliverability      | 5                                                                                                                                                                   | Up to 5 years                                                                                                                                                                      |              |                         |
| Comments on Achievability         |                                                                                                                                                                     |                                                                                                                                                                                    |              |                         |

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| <b>SHELAA Reference: 15SLAA6</b>  |                                                                                               | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                     | Hill House, Main Road, Rettendon Common, Chelmsford, Essex, CM3 8EA                           |                                                                                                                                                                                      |              |                         |
| Parish:                           | Rettendon                                                                                     | Total Score:                                                                                                                                                                         | 104          |                         |
| Developable Site Area (ha):       | 19.13                                                                                         | Reason for discounted areas:                                                                                                                                                         |              |                         |
| Potential Yield:                  | 328                                                                                           | Typology:                                                                                                                                                                            | 1            |                         |
| Proposed Use:                     | Residential                                                                                   | Comments on the size of site:                                                                                                                                                        |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                               | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Red</b>   |                         |
| Proximity to Employment Areas     | 5                                                                                             | Site is outside of any existing/proposed employment allocation                                                                                                                       |              |                         |
| Impact on Retail Areas            | 5                                                                                             | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |              |                         |
| Proximity to the Workplace        | 5                                                                                             | Site is within 2km walking distance of an employment allocation                                                                                                                      |              |                         |
| Public Transport                  | 5                                                                                             | Site is within 400m walking distance of one or more services                                                                                                                         |              |                         |
| PROW and Cycling Connectivity     | 0                                                                                             | Site is not connected to either an existing PROW or cycle network                                                                                                                    |              |                         |
| Vehicle Access                    | 5                                                                                             | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |              |                         |
| Strategic Road Access             | N/A                                                                                           |                                                                                                                                                                                      |              |                         |
| Designated Heritage Assets        | 5                                                                                             | Site does not contain any designated heritage assets                                                                                                                                 |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                             | Site does not contain any non-designated heritage assets                                                                                                                             |              |                         |
| Archaeological Assets             | 5                                                                                             | Site is not thought to contain any assets of archaeological interest                                                                                                                 |              |                         |
| Minerals & Waste Constraints      | 5                                                                                             | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |              |                         |
| Defined Open Space                | 5                                                                                             | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |              |                         |
| Green Belt & Green Wedge          | 3                                                                                             | Site partially lies within the Metropolitan Green Belt or Green Wedge                                                                                                                |              |                         |
| Land Classification               | 0                                                                                             | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |              |                         |
| Protected Natural Features        | 5                                                                                             | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |              |                         |
| Flood Risk Constraints            | 5                                                                                             | Site is wholly within Flood Zone 1                                                                                                                                                   |              |                         |
| Air Quality Management Areas      | 5                                                                                             | Site is in excess of 500m from a designated AQMA                                                                                                                                     |              |                         |
| Ground Condition Constraints      | 5                                                                                             | Ground treatment is not expected to be required                                                                                                                                      |              |                         |
| Neighbouring Constraints          | 5                                                                                             | Site has no neighbouring constraints                                                                                                                                                 |              |                         |
| Proximity to Key Services         | 0                                                                                             | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |              |                         |
| Community Facilities              | 3                                                                                             | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |              |                         |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. The Willows (LoWS) just over 100m from site boundary. |                                                                                                                                                                                      |              |                         |
| <b>Availability Criteria:</b>     |                                                                                               | <b>Availability Rating:</b>                                                                                                                                                          | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                             | Held by developer/willing owner/public sector                                                                                                                                        |              |                         |
| Land Condition                    | 3                                                                                             | Low intensity land uses                                                                                                                                                              |              |                         |
| Legal Constraints                 | 5                                                                                             | Site does not face any known legal issues                                                                                                                                            |              |                         |
| Planning Permission or Allocation | N/A                                                                                           |                                                                                                                                                                                      |              |                         |
| Comments on Availability          | Site currently in use for other purposes.                                                     |                                                                                                                                                                                      |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                               | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b> |                         |
| Viability                         | 5                                                                                             | Development is likely viable                                                                                                                                                         |              |                         |
| Timescale for Deliverability      | 5                                                                                             | Up to 5 years                                                                                                                                                                        |              |                         |
| Comments on Achievability         |                                                                                               |                                                                                                                                                                                      |              |                         |

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| SHELAA Reference: 15SLAA7         |                                                                                                                                                 | RAG Rating:                                                                                                                                                                                                                                                            | Amber                 | 01 November 2025 |
| Site Address:                     | Southern Wood, London Road, Great Notley, Braintree, Essex, CM77 7QL                                                                            |                                                                                                                                                                                                                                                                        |                       |                  |
| Parish:                           | Great Leighs                                                                                                                                    | Total Score:                                                                                                                                                                                                                                                           | 106                   |                  |
| Developable Site Area (ha):       | 0.35                                                                                                                                            | Reason for discounted areas:                                                                                                                                                                                                                                           |                       |                  |
| Potential Yield:                  | 14                                                                                                                                              | Typology:                                                                                                                                                                                                                                                              | 20                    |                  |
| Proposed Use:                     | Residential                                                                                                                                     | Comments on the size of site:                                                                                                                                                                                                                                          |                       |                  |
| Suitability Criteria:             |                                                                                                                                                 |                                                                                                                                                                                                                                                                        | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                               | Site is outside of any existing/proposed employment allocation                                                                                                                                                                                                         |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                               | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                                                                                     |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                               | Site is within 2km walking distance of an employment allocation                                                                                                                                                                                                        |                       |                  |
| Public Transport                  | 5                                                                                                                                               | Site is within 400m walking distance of one or more services                                                                                                                                                                                                           |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                               | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                                                                                 |                       |                  |
| Vehicle Access                    | 5                                                                                                                                               | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                                                                                       |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                             |                                                                                                                                                                                                                                                                        |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                                               | Site does not contain any designated heritage assets                                                                                                                                                                                                                   |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                               | Site does not contain any non-designated heritage assets                                                                                                                                                                                                               |                       |                  |
| Archaeological Assets             | 5                                                                                                                                               | Site is not thought to contain any assets of archaeological interest                                                                                                                                                                                                   |                       |                  |
| Minerals & Waste Constraints      | 0                                                                                                                                               | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development |                       |                  |
| Defined Open Space                | 5                                                                                                                                               | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                                                                                       |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                               | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                                                                                    |                       |                  |
| Land Classification               | 5                                                                                                                                               | Site is predominantly Previously Developed Land                                                                                                                                                                                                                        |                       |                  |
| Protected Natural Features        | 0                                                                                                                                               | Site partially or wholly comprises of one or more protected natural features                                                                                                                                                                                           |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                               | Site is wholly within Flood Zone 1                                                                                                                                                                                                                                     |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                               | Site is in excess of 500m from a designated AQMA                                                                                                                                                                                                                       |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                               | Ground treatment is not expected to be required                                                                                                                                                                                                                        |                       |                  |
| Neighbouring Constraints          | 3                                                                                                                                               | Site has neighbouring constraints with potential for mitigation                                                                                                                                                                                                        |                       |                  |
| Proximity to Key Services         | 0                                                                                                                                               | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                                                                                                                |                       |                  |
| Community Facilities              | 5                                                                                                                                               | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                                                                      |                       |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Within 100m of Bushy Wood (LoWS) and TPO02001/083 borders site, with a small part of it within the site. |                                                                                                                                                                                                                                                                        |                       |                  |
| Availability Criteria:            |                                                                                                                                                 |                                                                                                                                                                                                                                                                        | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                               | Held by developer/willing owner/public sector                                                                                                                                                                                                                          |                       |                  |
| Land Condition                    | 4                                                                                                                                               | Established single use                                                                                                                                                                                                                                                 |                       |                  |
| Legal Constraints                 | 5                                                                                                                                               | Site does not face any known legal issues                                                                                                                                                                                                                              |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                             |                                                                                                                                                                                                                                                                        |                       |                  |
| Comments on Availability          | Site currently in use for other purposes.                                                                                                       |                                                                                                                                                                                                                                                                        |                       |                  |
| Achievability Criteria:           |                                                                                                                                                 |                                                                                                                                                                                                                                                                        | Achievability Rating: | Yellow           |
| Viability                         | 5                                                                                                                                               | Development is likely viable                                                                                                                                                                                                                                           |                       |                  |
| Timescale for Deliverability      | 4                                                                                                                                               | Over 5 years                                                                                                                                                                                                                                                           |                       |                  |
| Comments on Achievability         |                                                                                                                                                 |                                                                                                                                                                                                                                                                        |                       |                  |

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| <b>SHELAA Reference: 15SLAA8</b>  |                                                                                                                                | <b>RAG Rating:</b>                                                                                                                                                                 | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                     | 38 Victoria Road, Writtle, Chelmsford, CM1 3PA                                                                                 |                                                                                                                                                                                    |              |                         |
| Parish:                           | Writtle                                                                                                                        | Total Score:                                                                                                                                                                       | 116          |                         |
| Developable Site Area (ha):       | 0.36                                                                                                                           | Reason for discounted areas:                                                                                                                                                       |              |                         |
| Potential Yield:                  | 11                                                                                                                             | Typology:                                                                                                                                                                          | 17           |                         |
| Proposed Use:                     | Residential                                                                                                                    | Comments on the size of site:                                                                                                                                                      |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                                                                | <b>Suitability Rating:</b>                                                                                                                                                         | <b>Red</b>   |                         |
| Proximity to Employment Areas     | 5                                                                                                                              | Site is outside of any existing/proposed employment allocation                                                                                                                     |              |                         |
| Impact on Retail Areas            | 5                                                                                                                              | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |              |                         |
| Proximity to the Workplace        | 5                                                                                                                              | Site is within 2km walking distance of an employment allocation                                                                                                                    |              |                         |
| Public Transport                  | 5                                                                                                                              | Site is within 400m walking distance of one or more services                                                                                                                       |              |                         |
| PROW and Cycling Connectivity     | 5                                                                                                                              | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |              |                         |
| Vehicle Access                    | 5                                                                                                                              | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |              |                         |
| Strategic Road Access             | N/A                                                                                                                            |                                                                                                                                                                                    |              |                         |
| Designated Heritage Assets        | 5                                                                                                                              | Site does not contain any designated heritage assets                                                                                                                               |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                                                              | Site does not contain any non-designated heritage assets                                                                                                                           |              |                         |
| Archaeological Assets             | 5                                                                                                                              | Site is not thought to contain any assets of archaeological interest                                                                                                               |              |                         |
| Minerals & Waste Constraints      | 5                                                                                                                              | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |              |                         |
| Defined Open Space                | 5                                                                                                                              | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |              |                         |
| Green Belt & Green Wedge          | 3                                                                                                                              | Site partially lies within the Metropolitan Green Belt or Green Wedge                                                                                                              |              |                         |
| Land Classification               | 3                                                                                                                              | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use                                 |              |                         |
| Protected Natural Features        | 5                                                                                                                              | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features           |              |                         |
| Flood Risk Constraints            | 5                                                                                                                              | Site is wholly within Flood Zone 1                                                                                                                                                 |              |                         |
| Air Quality Management Areas      | 5                                                                                                                              | Site is in excess of 500m from a designated AQMA                                                                                                                                   |              |                         |
| Ground Condition Constraints      | 3                                                                                                                              | Ground treatment is expected to be required on part of the site                                                                                                                    |              |                         |
| Neighbouring Constraints          | 5                                                                                                                              | Site has no neighbouring constraints                                                                                                                                               |              |                         |
| Proximity to Key Services         | 3                                                                                                                              | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                       |              |                         |
| Community Facilities              | 5                                                                                                                              | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |              |                         |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Priority 2 contaminated land SOPC000414 and ECC CHL197 along eastern boundary of site. |                                                                                                                                                                                    |              |                         |
| <b>Availability Criteria:</b>     |                                                                                                                                | <b>Availability Rating:</b>                                                                                                                                                        | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                                                              | Held by developer/willing owner/public sector                                                                                                                                      |              |                         |
| Land Condition                    | 4                                                                                                                              | Established single use                                                                                                                                                             |              |                         |
| Legal Constraints                 | 5                                                                                                                              | Site does not face any known legal issues                                                                                                                                          |              |                         |
| Planning Permission or Allocation | N/A                                                                                                                            |                                                                                                                                                                                    |              |                         |
| Comments on Availability          | Site currently in use for other purposes.                                                                                      |                                                                                                                                                                                    |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                                                                | <b>Achievability Rating:</b>                                                                                                                                                       | <b>Green</b> |                         |
| Viability                         | 5                                                                                                                              | Development is likely viable                                                                                                                                                       |              |                         |
| Timescale for Deliverability      | 5                                                                                                                              | Up to 5 years                                                                                                                                                                      |              |                         |
| Comments on Achievability         |                                                                                                                                |                                                                                                                                                                                    |              |                         |

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| SHELAA Reference: 15SLAA9         |                                                                                                                                                                                                                                                               | RAG Rating:                                                                                                                                                                                                                                                            | Amber                 | 01 November 2025 |
| Site Address:                     | Norwood, London Road, Great Notley, Braintree, Essex, CM77 7QL                                                                                                                                                                                                |                                                                                                                                                                                                                                                                        |                       |                  |
| Parish:                           | Great Leighs                                                                                                                                                                                                                                                  | Total Score:                                                                                                                                                                                                                                                           | 106                   |                  |
| Developable Site Area (ha):       | 0.47                                                                                                                                                                                                                                                          | Reason for discounted areas:                                                                                                                                                                                                                                           |                       |                  |
| Potential Yield:                  | 15                                                                                                                                                                                                                                                            | Typology:                                                                                                                                                                                                                                                              | 20                    |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                                                                   | Comments on the size of site:                                                                                                                                                                                                                                          |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                        | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                                             | Site is outside of any existing/proposed employment allocation                                                                                                                                                                                                         |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                                             | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                                                                                     |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                                             | Site is within 2km walking distance of an employment allocation                                                                                                                                                                                                        |                       |                  |
| Public Transport                  | 5                                                                                                                                                                                                                                                             | Site is within 400m walking distance of one or more services                                                                                                                                                                                                           |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                                             | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                                                                                 |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                                             | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                                                                                       |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                        |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                                                                                                                                                             | Site does not contain any designated heritage assets                                                                                                                                                                                                                   |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                                                             | Site does not contain any non-designated heritage assets                                                                                                                                                                                                               |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                                                             | Site is not thought to contain any assets of archaeological interest                                                                                                                                                                                                   |                       |                  |
| Minerals & Waste Constraints      | 0                                                                                                                                                                                                                                                             | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                                                                                                             | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                                                                                       |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                                                                             | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                                                                                    |                       |                  |
| Land Classification               | 5                                                                                                                                                                                                                                                             | Site is predominantly Previously Developed Land                                                                                                                                                                                                                        |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                                             | Site partially or wholly comprises of one or more protected natural features                                                                                                                                                                                           |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                                                                             | Site is wholly within Flood Zone 1                                                                                                                                                                                                                                     |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                             | Site is in excess of 500m from a designated AQMA                                                                                                                                                                                                                       |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                                                                                             | Ground treatment is not expected to be required                                                                                                                                                                                                                        |                       |                  |
| Neighbouring Constraints          | 3                                                                                                                                                                                                                                                             | Site has neighbouring constraints with potential for mitigation                                                                                                                                                                                                        |                       |                  |
| Proximity to Key Services         | 0                                                                                                                                                                                                                                                             | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                                                                                                                |                       |                  |
| Community Facilities              | 5                                                                                                                                                                                                                                                             | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                                                                      |                       |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. The site is served by an existing vehicular and pedestrian access. Within 100m of Bushy Wood (LoWS). Group of trees protected by TPO/2001/100 within 15m to the south of the site. This TPO may contain veteran trees. |                                                                                                                                                                                                                                                                        |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                        | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                                                                             | Held by developer/willing owner/public sector                                                                                                                                                                                                                          |                       |                  |
| Land Condition                    | 3                                                                                                                                                                                                                                                             | Low intensity land uses                                                                                                                                                                                                                                                |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                                                             | Site does not face any known legal issues                                                                                                                                                                                                                              |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                        |                       |                  |
| Comments on Availability          | Site currently in use for other purposes.                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                        |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                        | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                                                                                                             | Development is likely viable                                                                                                                                                                                                                                           |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                                             | Up to 5 years                                                                                                                                                                                                                                                          |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                        |                       |                  |



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| SHELAA Reference: 15SLAA10        |                                                                                                                                            | RAG Rating:                                                                                                                                                                                                                                                            | Amber                 | 01 November 2025 |
| Site Address:                     | Land South West Of Southernwood, London Road, Great Notley, Essex                                                                          |                                                                                                                                                                                                                                                                        |                       |                  |
| Parish:                           | Great Leighs                                                                                                                               | Total Score:                                                                                                                                                                                                                                                           | 105                   |                  |
| Developable Site Area (ha):       | 0.27                                                                                                                                       | Reason for discounted areas:                                                                                                                                                                                                                                           |                       |                  |
| Potential Yield:                  | 8                                                                                                                                          | Typology:                                                                                                                                                                                                                                                              | 18                    |                  |
| Proposed Use:                     | Residential                                                                                                                                | Comments on the size of site:                                                                                                                                                                                                                                          |                       |                  |
| Suitability Criteria:             |                                                                                                                                            |                                                                                                                                                                                                                                                                        | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                          | Site is outside of any existing/proposed employment allocation                                                                                                                                                                                                         |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                          | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                                                                                     |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                          | Site is within 2km walking distance of an employment allocation                                                                                                                                                                                                        |                       |                  |
| Public Transport                  | 5                                                                                                                                          | Site is within 400m walking distance of one or more services                                                                                                                                                                                                           |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                          | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                                                                                 |                       |                  |
| Vehicle Access                    | 5                                                                                                                                          | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                                                                                       |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                        |                                                                                                                                                                                                                                                                        |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                                          | Site does not contain any designated heritage assets                                                                                                                                                                                                                   |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                          | Site does not contain any non-designated heritage assets                                                                                                                                                                                                               |                       |                  |
| Archaeological Assets             | 5                                                                                                                                          | Site is not thought to contain any assets of archaeological interest                                                                                                                                                                                                   |                       |                  |
| Minerals & Waste Constraints      | 0                                                                                                                                          | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development |                       |                  |
| Defined Open Space                | 5                                                                                                                                          | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                                                                                       |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                          | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                                                                                    |                       |                  |
| Land Classification               | 0                                                                                                                                          | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                                                                           |                       |                  |
| Protected Natural Features        | 3                                                                                                                                          | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature                                                         |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                          | Site is wholly within Flood Zone 1                                                                                                                                                                                                                                     |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                          | Site is in excess of 500m from a designated AQMA                                                                                                                                                                                                                       |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                          | Ground treatment is not expected to be required                                                                                                                                                                                                                        |                       |                  |
| Neighbouring Constraints          | 3                                                                                                                                          | Site has neighbouring constraints with potential for mitigation                                                                                                                                                                                                        |                       |                  |
| Proximity to Key Services         | 0                                                                                                                                          | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                                                                                                                |                       |                  |
| Community Facilities              | 5                                                                                                                                          | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                                                                      |                       |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. The site is served by an existing vehicular and pedestrian access. Within 100m of Bushy Wood(LoWS). |                                                                                                                                                                                                                                                                        |                       |                  |
| Availability Criteria:            |                                                                                                                                            |                                                                                                                                                                                                                                                                        | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                          | Held by developer/willing owner/public sector                                                                                                                                                                                                                          |                       |                  |
| Land Condition                    | 4                                                                                                                                          | Established single use                                                                                                                                                                                                                                                 |                       |                  |
| Legal Constraints                 | 5                                                                                                                                          | Site does not face any known legal issues                                                                                                                                                                                                                              |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                        |                                                                                                                                                                                                                                                                        |                       |                  |
| Comments on Availability          | Site currently in use for other purposes.                                                                                                  |                                                                                                                                                                                                                                                                        |                       |                  |
| Achievability Criteria:           |                                                                                                                                            |                                                                                                                                                                                                                                                                        | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                          | Development is likely viable                                                                                                                                                                                                                                           |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                          | Up to 5 years                                                                                                                                                                                                                                                          |                       |                  |
| Comments on Achievability         |                                                                                                                                            |                                                                                                                                                                                                                                                                        |                       |                  |

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| SHELAA Reference: 15SLAA12        |                                                                                                                      | RAG Rating:                                                                                                                                                                                                    | Amber                 | 01 November 2025 |
| Site Address:                     | Land East Of The Green Man, Main Road, Howe Street, Chelmsford                                                       |                                                                                                                                                                                                                |                       |                  |
| Parish:                           | Great Waltham                                                                                                        | Total Score:                                                                                                                                                                                                   | 108                   |                  |
| Developable Site Area (ha):       | 0.83                                                                                                                 | Reason for discounted areas:                                                                                                                                                                                   |                       |                  |
| Potential Yield:                  | 16                                                                                                                   | Typology:                                                                                                                                                                                                      | 4                     |                  |
| Proposed Use:                     | Residential                                                                                                          | Comments on the size of site:                                                                                                                                                                                  |                       |                  |
| Suitability Criteria:             |                                                                                                                      |                                                                                                                                                                                                                | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                    | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                    | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                    | Site is within 2km walking distance of an employment allocation                                                                                                                                                |                       |                  |
| Public Transport                  | 5                                                                                                                    | Site is within 400m walking distance of one or more services                                                                                                                                                   |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                    | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                         |                       |                  |
| Vehicle Access                    | 5                                                                                                                    | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |                       |                  |
| Strategic Road Access             | N/A                                                                                                                  |                                                                                                                                                                                                                |                       |                  |
| Designated Heritage Assets        | 3                                                                                                                    | Site is adjacent to one or more designated heritage assets                                                                                                                                                     |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                    | Site does not contain any non-designated heritage assets                                                                                                                                                       |                       |                  |
| Archaeological Assets             | 5                                                                                                                    | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                    | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |                       |                  |
| Defined Open Space                | 5                                                                                                                    | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                    | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                            |                       |                  |
| Land Classification               | 0                                                                                                                    | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                   |                       |                  |
| Protected Natural Features        | 3                                                                                                                    | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                       |                  |
| Flood Risk Constraints            | 2                                                                                                                    | Up to 25% of the site area is within Flood Zone 3                                                                                                                                                              |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                    | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                    | Ground treatment is not expected to be required                                                                                                                                                                |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                    | Site has no neighbouring constraints                                                                                                                                                                           |                       |                  |
| Proximity to Key Services         | 0                                                                                                                    | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                                                        |                       |                  |
| Community Facilities              | 5                                                                                                                    | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                              |                       |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Possible existing access off Luck's Lane. Adjacent Grade II listed building. |                                                                                                                                                                                                                |                       |                  |
| Availability Criteria:            |                                                                                                                      |                                                                                                                                                                                                                | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                    | Held by developer/willing owner/public sector                                                                                                                                                                  |                       |                  |
| Land Condition                    | 5                                                                                                                    | Vacant land & buildings                                                                                                                                                                                        |                       |                  |
| Legal Constraints                 | 5                                                                                                                    | Site does not face any known legal issues                                                                                                                                                                      |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                  |                                                                                                                                                                                                                |                       |                  |
| Comments on Availability          |                                                                                                                      |                                                                                                                                                                                                                |                       |                  |
| Achievability Criteria:           |                                                                                                                      |                                                                                                                                                                                                                | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                    | Development is likely viable                                                                                                                                                                                   |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                    | Up to 5 years                                                                                                                                                                                                  |                       |                  |
| Comments on Achievability         |                                                                                                                      |                                                                                                                                                                                                                |                       |                  |

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| SHELAA Reference: 15SLAA13        |                                                                                                                                                                                                          | RAG Rating:                                                                                                                                                                          | Amber                 | 01 November 2025 |
| Site Address:                     | Land Opposite 19 To 23, Church Green, Broomfield, Chelmsford, Essex                                                                                                                                      |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Broomfield                                                                                                                                                                                               | Total Score:                                                                                                                                                                         | 101                   |                  |
| Developable Site Area (ha):       | 3.89                                                                                                                                                                                                     | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 76                                                                                                                                                                                                       | Typology:                                                                                                                                                                            | 3                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                              | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                                          |                                                                                                                                                                                      | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                        | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                        | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                        | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 5                                                                                                                                                                                                        | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                        | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                        | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                      |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 0                                                                                                                                                                                                        | Site contains one or more designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                        | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                        | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                        | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                                                        | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                        | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 3                                                                                                                                                                                                        | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use                                   |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                        | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                        | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                        | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                                        | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                                        | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 0                                                                                                                                                                                                        | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                       |                  |
| Community Facilities              | 3                                                                                                                                                                                                        | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Adjacent to Grade 2 listed building. Partially within a conservation area. 4 trees protected under TPO/2005/069 within the site and four on the southern border. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                                          |                                                                                                                                                                                      | Availability Rating:  | Yellow           |
| Land Ownership                    | 0                                                                                                                                                                                                        | Known to be in particularly complex/multiple ownership                                                                                                                               |                       |                  |
| Land Condition                    | 5                                                                                                                                                                                                        | Vacant land & buildings                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                        | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                      |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          | Multiple ownership. Entire site not within promoters control.                                                                                                                                            |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                                          |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                                                        | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                        | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                                          |                                                                                                                                                                                      |                       |                  |

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| SHELAA Reference: 15SLAA16        |                                                                                                                                                                                                                                                                                                            | RAG Rating:                                                                                                                                                                          | Amber                 | 01 November 2025 |
| Site Address:                     | Land East Of Banters Lane, Banters Lane, Great Leighs, Chelmsford                                                                                                                                                                                                                                          |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Great Leighs                                                                                                                                                                                                                                                                                               | Total Score:                                                                                                                                                                         | 99                    |                  |
| Developable Site Area (ha):       | 5.72                                                                                                                                                                                                                                                                                                       | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 98                                                                                                                                                                                                                                                                                                         | Typology:                                                                                                                                                                            | 2                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                                                                                                                | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                      | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 3                                                                                                                                                                                                                                                                                                          | Site is adjacent to an existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                                                                                          | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                                                                                          | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 5                                                                                                                                                                                                                                                                                                          | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                                                                                          | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                                                                                          | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 3                                                                                                                                                                                                                                                                                                          | Site is adjacent to one or more designated heritage assets                                                                                                                           |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                                                                                                          | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                                                                                                          | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 2                                                                                                                                                                                                                                                                                                          | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment           |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                                                                                                                                                          | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                                                                                                                          | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 0                                                                                                                                                                                                                                                                                                          | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                                                                                          | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                                                                                                                          | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                                                                          | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 3                                                                                                                                                                                                                                                                                                          | Ground treatment is expected to be required on part of the site                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                                                                                                                                          | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 0                                                                                                                                                                                                                                                                                                          | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                       |                  |
| Community Facilities              | 3                                                                                                                                                                                                                                                                                                          | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Within DSB. In range of bus stops. Adjacent Grade II listed building. Two trees on boundary protected under TPO/2003/028. Some trees just outside the boundary protected by TPO/2003/028, TPO/20014/031 and TPO/2002/118. Priority 4 contaminated land withn site: CHL644, CHL377, CHL376, CHL374, CHL375. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                                                                                                                          | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 5                                                                                                                                                                                                                                                                                                          | Vacant land & buildings                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                                                                                                          | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          |                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                                                                                                                                                          | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                                                                                          | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                      |                       |                  |

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| SHELAA Reference: 15SLAA18        |                                                                                                                                          | RAG Rating:                                                                                                                                                                        | Red                   | 01 November 2025 |
| Site Address:                     | Land East Of 685A Galleywood Road, Chelmsford, Essex                                                                                     |                                                                                                                                                                                    |                       |                  |
| Parish:                           | Chelmsford                                                                                                                               | Total Score:                                                                                                                                                                       | 95                    |                  |
| Developable Site Area (ha):       | 0.18                                                                                                                                     | Reason for discounted areas:                                                                                                                                                       |                       |                  |
| Potential Yield:                  | 5                                                                                                                                        | Typology:                                                                                                                                                                          | 18                    |                  |
| Proposed Use:                     | Residential                                                                                                                              | Comments on the size of site:                                                                                                                                                      |                       |                  |
| Suitability Criteria:             |                                                                                                                                          |                                                                                                                                                                                    | Suitability Rating:   | Red              |
| Proximity to Employment Areas     | 5                                                                                                                                        | Site is outside of any existing/proposed employment allocation                                                                                                                     |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                        | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                        | Site is within 2km walking distance of an employment allocation                                                                                                                    |                       |                  |
| Public Transport                  | 5                                                                                                                                        | Site is within 400m walking distance of one or more services                                                                                                                       |                       |                  |
| PROW and Cycling Connectivity     | 0                                                                                                                                        | Site is not connected to either an existing PROW or cycle network                                                                                                                  |                       |                  |
| Vehicle Access                    | 5                                                                                                                                        | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                      |                                                                                                                                                                                    |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                                        | Site does not contain any designated heritage assets                                                                                                                               |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                        | Site does not contain any non-designated heritage assets                                                                                                                           |                       |                  |
| Archaeological Assets             | 5                                                                                                                                        | Site is not thought to contain any assets of archaeological interest                                                                                                               |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                        | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |                       |                  |
| Defined Open Space                | 5                                                                                                                                        | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |                       |                  |
| Green Belt & Green Wedge          | 0                                                                                                                                        | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                      |                       |                  |
| Land Classification               | 0                                                                                                                                        | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |                       |                  |
| Protected Natural Features        | 0                                                                                                                                        | Site partially or wholly comprises of one or more protected natural features                                                                                                       |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                        | Site is wholly within Flood Zone 1                                                                                                                                                 |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                        | Site is in excess of 500m from a designated AQMA                                                                                                                                   |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                        | Ground treatment is not expected to be required                                                                                                                                    |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                        | Site has no neighbouring constraints                                                                                                                                               |                       |                  |
| Proximity to Key Services         | 3                                                                                                                                        | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                       |                       |                  |
| Community Facilities              | 5                                                                                                                                        | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |                       |                  |
| Comments on Suitability           | Adjacent to Urban Area. In range of bus stops. 0.01ha protected under TPO/2008/105.                                                      |                                                                                                                                                                                    |                       |                  |
| Availability Criteria:            |                                                                                                                                          |                                                                                                                                                                                    | Availability Rating:  | Yellow           |
| Land Ownership                    | 0                                                                                                                                        | Known to be in particularly complex/multiple ownership                                                                                                                             |                       |                  |
| Land Condition                    | 4                                                                                                                                        | Established single use                                                                                                                                                             |                       |                  |
| Legal Constraints                 | 3                                                                                                                                        | Site may possibly face legal issues                                                                                                                                                |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                      |                                                                                                                                                                                    |                       |                  |
| Comments on Availability          | Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters control. |                                                                                                                                                                                    |                       |                  |
| Achievability Criteria:           |                                                                                                                                          |                                                                                                                                                                                    | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                        | Development is likely viable                                                                                                                                                       |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                        | Up to 5 years                                                                                                                                                                      |                       |                  |
| Comments on Achievability         |                                                                                                                                          |                                                                                                                                                                                    |                       |                  |

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| SHELAA Reference: 15SLAA22        |                                                                                                                                                                                                                                                                                                    | RAG Rating:                                                                                                                                                                          | Amber                 | 01 November 2025 |
| Site Address:                     | West Side Of Entrance To Wood Haven, North Hill, Little Baddow, Chelmsford, Essex                                                                                                                                                                                                                  |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Little Baddow                                                                                                                                                                                                                                                                                      | Total Score:                                                                                                                                                                         | 103                   |                  |
| Developable Site Area (ha):       | 4                                                                                                                                                                                                                                                                                                  | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 78                                                                                                                                                                                                                                                                                                 | Typology:                                                                                                                                                                            | 3                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                                                                                                        | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                      | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                                                                                  | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                                                                                  | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 0                                                                                                                                                                                                                                                                                                  | Site is in excess of 2km walking distance of an employment allocation                                                                                                                |                       |                  |
| Public Transport                  | 5                                                                                                                                                                                                                                                                                                  | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                                                                                  | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                                                                                  | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 3                                                                                                                                                                                                                                                                                                  | Site is adjacent to one or more designated heritage assets                                                                                                                           |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                                                                                                  | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                                                                                                  | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                                                                                                                  | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                                                                                                                                                  | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                                                                                                                  | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 3                                                                                                                                                                                                                                                                                                  | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use                                   |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                                                                                  | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                                                                                                                  | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                                                                  | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                                                                                                                                  | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                                                                                                                                  | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 0                                                                                                                                                                                                                                                                                                  | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                       |                  |
| Community Facilities              | 3                                                                                                                                                                                                                                                                                                  | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Adjacent Grade II listed building.1 tree protected on boundary under TPO/1983/016. Scrub Wood Ancient Woodland ID 834 within 15m to the south of the site, also teh Ancient Woodland and a larger area to thte south and east is protected by TPO/2009/065. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                                                                                                                  | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 4                                                                                                                                                                                                                                                                                                  | Established single use                                                                                                                                                               |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                                                                                                  | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          | Site currently in use for other purposes.                                                                                                                                                                                                                                                          |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                                                                                                                                                  | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                                                                                  | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                      |                       |                  |

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| SHELAA Reference: 15SLAA23        |                                                                                                                           | RAG Rating:                                                                                                                                                                          | Green                                                       | 01 November 2025 |
| Site Address:                     | Land North East Of Telephone Exchange, Burnham Road, South Woodham Ferrers, Chelmsford                                    |                                                                                                                                                                                      |                                                             |                  |
| Parish:                           | South Woodham Ferrers                                                                                                     | Total Score:                                                                                                                                                                         | 116                                                         |                  |
| Developable Site Area (ha):       | 44.53                                                                                                                     | Reason for discounted areas:                                                                                                                                                         | Electricity line (0.4ha)                                    |                  |
| Potential Yield:                  | 709                                                                                                                       | Typology:                                                                                                                                                                            | 26                                                          |                  |
| Proposed Use:                     | Mixed Use                                                                                                                 | Comments on the size of site:                                                                                                                                                        | Size of site is potentially suitable for all employment use |                  |
| Suitability Criteria:             |                                                                                                                           |                                                                                                                                                                                      | Suitability Rating:                                         | Green            |
| Proximity to Employment Areas     | 3                                                                                                                         | Site is adjacent to an existing/proposed employment allocation                                                                                                                       |                                                             |                  |
| Impact on Retail Areas            | 5                                                                                                                         | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                                                             |                  |
| Proximity to the Workplace        | 5                                                                                                                         | Site is within 2km walking distance of an employment allocation                                                                                                                      |                                                             |                  |
| Public Transport                  | 5                                                                                                                         | Site is within 400m walking distance of one or more services                                                                                                                         |                                                             |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                         | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                                                             |                  |
| Vehicle Access                    | 5                                                                                                                         | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                                                             |                  |
| Strategic Road Access             | 2                                                                                                                         | Site has direct access to or is adjacent to a safeguarded trunk road or B-road                                                                                                       |                                                             |                  |
| Designated Heritage Assets        | 5                                                                                                                         | Site does not contain any designated heritage assets                                                                                                                                 |                                                             |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                         | Site does not contain any non-designated heritage assets                                                                                                                             |                                                             |                  |
| Archaeological Assets             | 5                                                                                                                         | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                                                             |                  |
| Minerals & Waste Constraints      | 5                                                                                                                         | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                                                             |                  |
| Defined Open Space                | 5                                                                                                                         | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                                                             |                  |
| Green Belt & Green Wedge          | 5                                                                                                                         | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                                                             |                  |
| Land Classification               | 3                                                                                                                         | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use                                   |                                                             |                  |
| Protected Natural Features        | 0                                                                                                                         | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                                                             |                  |
| Flood Risk Constraints            | 5                                                                                                                         | Site is wholly within Flood Zone 1                                                                                                                                                   |                                                             |                  |
| Air Quality Management Areas      | 5                                                                                                                         | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                                                             |                  |
| Ground Condition Constraints      | 5                                                                                                                         | Ground treatment is not expected to be required                                                                                                                                      |                                                             |                  |
| Neighbouring Constraints          | 5                                                                                                                         | Site has no neighbouring constraints                                                                                                                                                 |                                                             |                  |
| Proximity to Key Services         | 5                                                                                                                         | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                        |                                                             |                  |
| Community Facilities              | 3                                                                                                                         | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                                                             |                  |
| Comments on Suitability           | Within Urban Area. In range of bus stops. Access off Burnham Road. 2.519ha LoWS.                                          |                                                                                                                                                                                      |                                                             |                  |
| Availability Criteria:            |                                                                                                                           |                                                                                                                                                                                      | Availability Rating:                                        | Green            |
| Land Ownership                    | 5                                                                                                                         | Held by developer/willing owner/public sector                                                                                                                                        |                                                             |                  |
| Land Condition                    | 5                                                                                                                         | Vacant land & buildings                                                                                                                                                              |                                                             |                  |
| Legal Constraints                 | 5                                                                                                                         | Site does not face any known legal issues                                                                                                                                            |                                                             |                  |
| Planning Permission or Allocation | Site is already allocated within the Local Plan forming part of site SGS10. See 20/00002/MAS, 21/01961/OUT, 21/01961/FUL. |                                                                                                                                                                                      |                                                             |                  |
| Comments on Availability          |                                                                                                                           |                                                                                                                                                                                      |                                                             |                  |
| Achievability Criteria:           |                                                                                                                           |                                                                                                                                                                                      | Achievability Rating:                                       | Green            |
| Viability                         | 5                                                                                                                         | Development is likely viable                                                                                                                                                         |                                                             |                  |
| Timescale for Deliverability      | 5                                                                                                                         | Up to 5 years                                                                                                                                                                        |                                                             |                  |
| Comments on Achievability         |                                                                                                                           |                                                                                                                                                                                      |                                                             |                  |



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| SHELAA Reference: 15SLAA25        |                                                                                                                                                                                  | RAG Rating:                                                                                                                                                                          | Amber                 | 01 November 2025 |
| Site Address:                     | Land North West Of Woodlands And Rose Marie, Banters Lane, Great Leighs, Chelmsford                                                                                              |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Great Leighs                                                                                                                                                                     | Total Score:                                                                                                                                                                         | 106                   |                  |
| Developable Site Area (ha):       | 1.44                                                                                                                                                                             | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 32                                                                                                                                                                               | Typology:                                                                                                                                                                            | 3                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                                      | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                  |                                                                                                                                                                                      | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 3                                                                                                                                                                                | Site is adjacent to an existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 5                                                                                                                                                                                | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                              |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                                                                                | Site does not contain any designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                                | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                                | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 0                                                                                                                                                                                | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                                | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 0                                                                                                                                                                                | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                       |                  |
| Community Facilities              | 3                                                                                                                                                                                | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Within DSB. In range of bus stops. 0.133ha protected under TPO/2005/038 on the southern and southeastern edges of the site.Majority of site within contaminated land SOPC000885. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                  |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                                                                | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 5                                                                                                                                                                                | Vacant land & buildings                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                                | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | Site is already allocated within the Local Plan forming part of SGS7                                                                                                             |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          |                                                                                                                                                                                  |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                  |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                                | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                  |                                                                                                                                                                                      |                       |                  |

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| SHELAA Reference: 15SLAA28        |                                                                                                                                                                                        | RAG Rating:                                                                                                                                                                          | Amber                 | 01 November 2025 |
| Site Address:                     | Land East Of 52 Main Road, Great Leighs, Chelmsford, Essex                                                                                                                             |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Great Leighs                                                                                                                                                                           | Total Score:                                                                                                                                                                         | 101                   |                  |
| Developable Site Area (ha):       | 9.03                                                                                                                                                                                   | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 155                                                                                                                                                                                    | Typology:                                                                                                                                                                            | 2                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                                            | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                        |                                                                                                                                                                                      | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                                      | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                      | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                      | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 5                                                                                                                                                                                      | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                      | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                      | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                    |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 3                                                                                                                                                                                      | Site is adjacent to one or more designated heritage assets                                                                                                                           |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                      | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                                      | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                      | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                                      | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                      | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 0                                                                                                                                                                                      | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                                      | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                       |                  |
| Flood Risk Constraints            | 2                                                                                                                                                                                      | Up to 25% of the site area is within Flood Zone 3                                                                                                                                    |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                      | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                      | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                      | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 0                                                                                                                                                                                      | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                       |                  |
| Community Facilities              | 3                                                                                                                                                                                      | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Access off Main Road. Adjacent to Grade 2 listed buildings.0.1ha protected under TPO/2009/044 onm the very edge of the site to the north east. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                        |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 3                                                                                                                                                                                      | Promoter has an option to purchase site or collaborate with existing owner                                                                                                           |                       |                  |
| Land Condition                    | 5                                                                                                                                                                                      | Vacant land & buildings                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                                      | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                    |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          |                                                                                                                                                                                        |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                        |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                                      | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                      | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                        |                                                                                                                                                                                      |                       |                  |

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| SHELAA Reference: 15SLAA29        |                                                                              | RAG Rating:                                                                                                                                                                        | Amber                 | 01 November 2025 |
| Site Address:                     | Land North West Of Blatch Cote, White Elm Road, Bicknacre, Chelmsford, Essex |                                                                                                                                                                                    |                       |                  |
| Parish:                           | Bicknacre                                                                    | Total Score:                                                                                                                                                                       | 100                   |                  |
| Developable Site Area (ha):       | 0.56                                                                         | Reason for discounted areas:                                                                                                                                                       |                       |                  |
| Potential Yield:                  | 11                                                                           | Typology:                                                                                                                                                                          | 5                     |                  |
| Proposed Use:                     | Residential                                                                  | Comments on the size of site:                                                                                                                                                      |                       |                  |
| Suitability Criteria:             |                                                                              |                                                                                                                                                                                    | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                            | Site is outside of any existing/proposed employment allocation                                                                                                                     |                       |                  |
| Impact on Retail Areas            | 5                                                                            | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |                       |                  |
| Proximity to the Workplace        | 0                                                                            | Site is in excess of 2km walking distance of an employment allocation                                                                                                              |                       |                  |
| Public Transport                  | 0                                                                            | Site is in excess of 400m walking distance from all services                                                                                                                       |                       |                  |
| PROW and Cycling Connectivity     | 0                                                                            | Site is not connected to either an existing PROW or cycle network                                                                                                                  |                       |                  |
| Vehicle Access                    | 5                                                                            | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |                       |                  |
| Strategic Road Access             | N/A                                                                          |                                                                                                                                                                                    |                       |                  |
| Designated Heritage Assets        | 5                                                                            | Site does not contain any designated heritage assets                                                                                                                               |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                            | Site does not contain any non-designated heritage assets                                                                                                                           |                       |                  |
| Archaeological Assets             | 5                                                                            | Site is not thought to contain any assets of archaeological interest                                                                                                               |                       |                  |
| Minerals & Waste Constraints      | 5                                                                            | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |                       |                  |
| Defined Open Space                | 5                                                                            | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |                       |                  |
| Green Belt & Green Wedge          | 5                                                                            | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                |                       |                  |
| Land Classification               | 0                                                                            | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |                       |                  |
| Protected Natural Features        | 0                                                                            | Site partially or wholly comprises of one or more protected natural features                                                                                                       |                       |                  |
| Flood Risk Constraints            | 5                                                                            | Site is wholly within Flood Zone 1                                                                                                                                                 |                       |                  |
| Air Quality Management Areas      | 5                                                                            | Site is in excess of 500m from a designated AQMA                                                                                                                                   |                       |                  |
| Ground Condition Constraints      | 5                                                                            | Ground treatment is not expected to be required                                                                                                                                    |                       |                  |
| Neighbouring Constraints          | 5                                                                            | Site has no neighbouring constraints                                                                                                                                               |                       |                  |
| Proximity to Key Services         | 5                                                                            | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                      |                       |                  |
| Community Facilities              | 5                                                                            | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |                       |                  |
| Comments on Suitability           | Adjacent to DSB. 0.161ha protected under TPO/2000/032.                       |                                                                                                                                                                                    |                       |                  |
| Availability Criteria:            |                                                                              |                                                                                                                                                                                    | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                            | Held by developer/willing owner/public sector                                                                                                                                      |                       |                  |
| Land Condition                    | 5                                                                            | Vacant land & buildings                                                                                                                                                            |                       |                  |
| Legal Constraints                 | 5                                                                            | Site does not face any known legal issues                                                                                                                                          |                       |                  |
| Planning Permission or Allocation | N/A                                                                          |                                                                                                                                                                                    |                       |                  |
| Comments on Availability          | Forms part of residential garden                                             |                                                                                                                                                                                    |                       |                  |
| Achievability Criteria:           |                                                                              |                                                                                                                                                                                    | Achievability Rating: | Green            |
| Viability                         | 5                                                                            | Development is likely viable                                                                                                                                                       |                       |                  |
| Timescale for Deliverability      | 5                                                                            | Up to 5 years                                                                                                                                                                      |                       |                  |
| Comments on Achievability         |                                                                              |                                                                                                                                                                                    |                       |                  |

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| SHELAA Reference: 15SLAA32        |                                                                                  | RAG Rating:                                                                                                                                                                                                    | Amber                 | 01 November 2025 |
| Site Address:                     | Land South Of Southwood House, Woodhouse Lane, Little Waltham, Chelmsford, Essex |                                                                                                                                                                                                                |                       |                  |
| Parish:                           | Little Waltham                                                                   | Total Score:                                                                                                                                                                                                   | 113                   |                  |
| Developable Site Area (ha):       | 0.07                                                                             | Reason for discounted areas:                                                                                                                                                                                   |                       |                  |
| Potential Yield:                  | 2                                                                                | Typology:                                                                                                                                                                                                      | 19                    |                  |
| Proposed Use:                     | Residential                                                                      | Comments on the size of site:                                                                                                                                                                                  |                       |                  |
| Suitability Criteria:             |                                                                                  |                                                                                                                                                                                                                | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |                       |                  |
| Impact on Retail Areas            | 5                                                                                | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |                       |                  |
| Proximity to the Workplace        | 5                                                                                | Site is within 2km walking distance of an employment allocation                                                                                                                                                |                       |                  |
| Public Transport                  | 5                                                                                | Site is within 400m walking distance of one or more services                                                                                                                                                   |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                         |                       |                  |
| Vehicle Access                    | 5                                                                                | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |                       |                  |
| Strategic Road Access             | N/A                                                                              |                                                                                                                                                                                                                |                       |                  |
| Designated Heritage Assets        | 5                                                                                | Site does not contain any designated heritage assets                                                                                                                                                           |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                | Site does not contain any non-designated heritage assets                                                                                                                                                       |                       |                  |
| Archaeological Assets             | 5                                                                                | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |                       |                  |
| Defined Open Space                | 5                                                                                | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                            |                       |                  |
| Land Classification               | 0                                                                                | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                   |                       |                  |
| Protected Natural Features        | 3                                                                                | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                       |                  |
| Flood Risk Constraints            | 5                                                                                | Site is wholly within Flood Zone 1                                                                                                                                                                             |                       |                  |
| Air Quality Management Areas      | 5                                                                                | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                       |                  |
| Ground Condition Constraints      | 5                                                                                | Ground treatment is not expected to be required                                                                                                                                                                |                       |                  |
| Neighbouring Constraints          | 5                                                                                | Site has no neighbouring constraints                                                                                                                                                                           |                       |                  |
| Proximity to Key Services         | 0                                                                                | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                                                        |                       |                  |
| Community Facilities              | 5                                                                                | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                              |                       |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops.                                           |                                                                                                                                                                                                                |                       |                  |
| Availability Criteria:            |                                                                                  |                                                                                                                                                                                                                | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                | Held by developer/willing owner/public sector                                                                                                                                                                  |                       |                  |
| Land Condition                    | 5                                                                                | Vacant land & buildings                                                                                                                                                                                        |                       |                  |
| Legal Constraints                 | 5                                                                                | Site does not face any known legal issues                                                                                                                                                                      |                       |                  |
| Planning Permission or Allocation | N/A                                                                              |                                                                                                                                                                                                                |                       |                  |
| Comments on Availability          |                                                                                  |                                                                                                                                                                                                                |                       |                  |
| Achievability Criteria:           |                                                                                  |                                                                                                                                                                                                                | Achievability Rating: | Green            |
| Viability                         | 5                                                                                | Development is likely viable                                                                                                                                                                                   |                       |                  |
| Timescale for Deliverability      | 5                                                                                | Up to 5 years                                                                                                                                                                                                  |                       |                  |
| Comments on Achievability         |                                                                                  |                                                                                                                                                                                                                |                       |                  |

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| <b>SHELAA Reference: 15SLAA33</b> |                                                                            | <b>RAG Rating:</b>                                                                                                                                                                 | <b>Amber</b> | <b>01 November 2025</b> |
| Site Address:                     | Land South Of Woodlands, East Hanningfield Road, Sandon, Chelmsford, Essex |                                                                                                                                                                                    |              |                         |
| Parish:                           | Sandon                                                                     | Total Score:                                                                                                                                                                       | 110          |                         |
| Developable Site Area (ha):       | 0.24                                                                       | Reason for discounted areas:                                                                                                                                                       |              |                         |
| Potential Yield:                  | 10                                                                         | Typology:                                                                                                                                                                          | 20           |                         |
| Proposed Use:                     | Residential - G&T                                                          | Comments on the size of site:                                                                                                                                                      |              |                         |
| <b>Suitability Criteria:</b>      |                                                                            | <b>Suitability Rating:</b>                                                                                                                                                         | <b>Amber</b> |                         |
| Proximity to Employment Areas     | 5                                                                          | Site is outside of any existing/proposed employment allocation                                                                                                                     |              |                         |
| Impact on Retail Areas            | 5                                                                          | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |              |                         |
| Proximity to the Workplace        | 0                                                                          | Site is in excess of 2km walking distance of an employment allocation                                                                                                              |              |                         |
| Public Transport                  | 5                                                                          | Site is within 400m walking distance of one or more services                                                                                                                       |              |                         |
| PROW and Cycling Connectivity     | 0                                                                          | Site is not connected to either an existing PROW or cycle network                                                                                                                  |              |                         |
| Vehicle Access                    | 5                                                                          | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |              |                         |
| Strategic Road Access             | 0                                                                          | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road                                             |              |                         |
| Designated Heritage Assets        | 5                                                                          | Site does not contain any designated heritage assets                                                                                                                               |              |                         |
| Non-Designated Heritage Assets    | 5                                                                          | Site does not contain any non-designated heritage assets                                                                                                                           |              |                         |
| Archaeological Assets             | 5                                                                          | Site is not thought to contain any assets of archaeological interest                                                                                                               |              |                         |
| Minerals & Waste Constraints      | 5                                                                          | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |              |                         |
| Defined Open Space                | 5                                                                          | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |              |                         |
| Green Belt & Green Wedge          | 5                                                                          | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                |              |                         |
| Land Classification               | 5                                                                          | Site is predominantly Previously Developed Land                                                                                                                                    |              |                         |
| Protected Natural Features        | 5                                                                          | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features           |              |                         |
| Flood Risk Constraints            | 5                                                                          | Site is wholly within Flood Zone 1                                                                                                                                                 |              |                         |
| Air Quality Management Areas      | 5                                                                          | Site is in excess of 500m from a designated AQMA                                                                                                                                   |              |                         |
| Ground Condition Constraints      | 5                                                                          | Ground treatment is not expected to be required                                                                                                                                    |              |                         |
| Neighbouring Constraints          | 5                                                                          | Site has no neighbouring constraints                                                                                                                                               |              |                         |
| Proximity to Key Services         | 0                                                                          | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                            |              |                         |
| Community Facilities              | 5                                                                          | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |              |                         |
| Comments on Suitability           | Outside of DSB. In range of bus stops.                                     |                                                                                                                                                                                    |              |                         |
| <b>Availability Criteria:</b>     |                                                                            | <b>Availability Rating:</b>                                                                                                                                                        | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                          | Held by developer/willing owner/public sector                                                                                                                                      |              |                         |
| Land Condition                    | 5                                                                          | Vacant land & buildings                                                                                                                                                            |              |                         |
| Legal Constraints                 | 5                                                                          | Site does not face any known legal issues                                                                                                                                          |              |                         |
| Planning Permission or Allocation | N/A                                                                        |                                                                                                                                                                                    |              |                         |
| Comments on Availability          |                                                                            |                                                                                                                                                                                    |              |                         |
| <b>Achievability Criteria:</b>    |                                                                            | <b>Achievability Rating:</b>                                                                                                                                                       | <b>Green</b> |                         |
| Viability                         | 5                                                                          | Development is likely viable                                                                                                                                                       |              |                         |
| Timescale for Deliverability      | 5                                                                          | Up to 5 years                                                                                                                                                                      |              |                         |
| Comments on Achievability         |                                                                            |                                                                                                                                                                                    |              |                         |

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| SHELAA Reference: 15SLAA34        |                                                                                                                                                          | RAG Rating:                                                                                                                                                                          | Amber                                                       | 01 November 2025 |
| Site Address:                     | Highwater Farm, Main Road, East Hanningfield, Chelmsford, Essex, CM3 8AH                                                                                 |                                                                                                                                                                                      |                                                             |                  |
| Parish:                           | East Hanningfield                                                                                                                                        | Total Score:                                                                                                                                                                         | 108                                                         |                  |
| Developable Site Area (ha):       | 17.86                                                                                                                                                    | Reason for discounted areas:                                                                                                                                                         |                                                             |                  |
| Potential Yield:                  | 306                                                                                                                                                      | Typology:                                                                                                                                                                            | 1                                                           |                  |
| Proposed Use:                     | Mixed Use                                                                                                                                                | Comments on the size of site:                                                                                                                                                        | Size of site is potentially suitable for all employment use |                  |
| Suitability Criteria:             |                                                                                                                                                          |                                                                                                                                                                                      | Suitability Rating:                                         | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                        | Site is outside of any existing/proposed employment allocation                                                                                                                       |                                                             |                  |
| Impact on Retail Areas            | 5                                                                                                                                                        | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                                                             |                  |
| Proximity to the Workplace        | 5                                                                                                                                                        | Site is within 2km walking distance of an employment allocation                                                                                                                      |                                                             |                  |
| Public Transport                  | 5                                                                                                                                                        | Site is within 400m walking distance of one or more services                                                                                                                         |                                                             |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                        | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                                                             |                  |
| Vehicle Access                    | 5                                                                                                                                                        | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                                                             |                  |
| Strategic Road Access             | 2                                                                                                                                                        | Site has direct access to or is adjacent to a safeguarded trunk road or B-road                                                                                                       |                                                             |                  |
| Designated Heritage Assets        | 5                                                                                                                                                        | Site does not contain any designated heritage assets                                                                                                                                 |                                                             |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                        | Site does not contain any non-designated heritage assets                                                                                                                             |                                                             |                  |
| Archaeological Assets             | 5                                                                                                                                                        | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                                                             |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                        | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                                                             |                  |
| Defined Open Space                | 5                                                                                                                                                        | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                                                             |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                        | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                                                             |                  |
| Land Classification               | 0                                                                                                                                                        | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                                                             |                  |
| Protected Natural Features        | 0                                                                                                                                                        | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                                                             |                  |
| Flood Risk Constraints            | 5                                                                                                                                                        | Site is wholly within Flood Zone 1                                                                                                                                                   |                                                             |                  |
| Air Quality Management Areas      | 5                                                                                                                                                        | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                                                             |                  |
| Ground Condition Constraints      | 5                                                                                                                                                        | Ground treatment is not expected to be required                                                                                                                                      |                                                             |                  |
| Neighbouring Constraints          | 5                                                                                                                                                        | Site has no neighbouring constraints                                                                                                                                                 |                                                             |                  |
| Proximity to Key Services         | 0                                                                                                                                                        | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                                                             |                  |
| Community Facilities              | 3                                                                                                                                                        | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                                                             |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. There is a Grade II listed building near to the site. Priority Habitats and TPO/2004/033 in southern edge of site |                                                                                                                                                                                      |                                                             |                  |
| Availability Criteria:            |                                                                                                                                                          |                                                                                                                                                                                      | Availability Rating:                                        | Green            |
| Land Ownership                    | 5                                                                                                                                                        | Held by developer/willing owner/public sector                                                                                                                                        |                                                             |                  |
| Land Condition                    | 3                                                                                                                                                        | Low intensity land uses                                                                                                                                                              |                                                             |                  |
| Legal Constraints                 | 5                                                                                                                                                        | Site does not face any known legal issues                                                                                                                                            |                                                             |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                      |                                                                                                                                                                                      |                                                             |                  |
| Comments on Availability          | Site in use for other purposes.                                                                                                                          |                                                                                                                                                                                      |                                                             |                  |
| Achievability Criteria:           |                                                                                                                                                          |                                                                                                                                                                                      | Achievability Rating:                                       | Green            |
| Viability                         | 5                                                                                                                                                        | Development is likely viable                                                                                                                                                         |                                                             |                  |
| Timescale for Deliverability      | 5                                                                                                                                                        | Up to 5 years                                                                                                                                                                        |                                                             |                  |
| Comments on Achievability         |                                                                                                                                                          |                                                                                                                                                                                      |                                                             |                  |

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| <b>SHELAA Reference: 15SLAA35</b> |                                                           | <b>RAG Rating:</b>                                                                                                                                                                 | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                     | Hillview, Meadow Lane, Runwell, Wickford, Essex, SS11 7DX |                                                                                                                                                                                    |              |                         |
| Parish:                           | Runwell                                                   | Total Score:                                                                                                                                                                       | 107          |                         |
| Developable Site Area (ha):       | 0.66                                                      | Reason for discounted areas:                                                                                                                                                       |              |                         |
| Potential Yield:                  | 22                                                        | Typology:                                                                                                                                                                          | 8            |                         |
| Proposed Use:                     | Residential - G&T                                         | Comments on the size of site:                                                                                                                                                      |              |                         |
| <b>Suitability Criteria:</b>      |                                                           | <b>Suitability Rating:</b>                                                                                                                                                         | <b>Red</b>   |                         |
| Proximity to Employment Areas     | 5                                                         | Site is outside of any existing/proposed employment allocation                                                                                                                     |              |                         |
| Impact on Retail Areas            | 5                                                         | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |              |                         |
| Proximity to the Workplace        | 5                                                         | Site is within 2km walking distance of an employment allocation                                                                                                                    |              |                         |
| Public Transport                  | 0                                                         | Site is in excess of 400m walking distance from all services                                                                                                                       |              |                         |
| PROW and Cycling Connectivity     | 5                                                         | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |              |                         |
| Vehicle Access                    | 5                                                         | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |              |                         |
| Strategic Road Access             | 0                                                         | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road                                             |              |                         |
| Designated Heritage Assets        | 5                                                         | Site does not contain any designated heritage assets                                                                                                                               |              |                         |
| Non-Designated Heritage Assets    | 5                                                         | Site does not contain any non-designated heritage assets                                                                                                                           |              |                         |
| Archaeological Assets             | 5                                                         | Site is not thought to contain any assets of archaeological interest                                                                                                               |              |                         |
| Minerals & Waste Constraints      | 5                                                         | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |              |                         |
| Defined Open Space                | 5                                                         | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |              |                         |
| Green Belt & Green Wedge          | 0                                                         | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                      |              |                         |
| Land Classification               | 5                                                         | Site is predominantly Previously Developed Land                                                                                                                                    |              |                         |
| Protected Natural Features        | 5                                                         | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features           |              |                         |
| Flood Risk Constraints            | 5                                                         | Site is wholly within Flood Zone 1                                                                                                                                                 |              |                         |
| Air Quality Management Areas      | 5                                                         | Site is in excess of 500m from a designated AQMA                                                                                                                                   |              |                         |
| Ground Condition Constraints      | 5                                                         | Ground treatment is not expected to be required                                                                                                                                    |              |                         |
| Neighbouring Constraints          | 5                                                         | Site has no neighbouring constraints                                                                                                                                               |              |                         |
| Proximity to Key Services         | 0                                                         | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                            |              |                         |
| Community Facilities              | 5                                                         | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |              |                         |
| Comments on Suitability           | Outside of DSB.                                           |                                                                                                                                                                                    |              |                         |
| <b>Availability Criteria:</b>     |                                                           | <b>Availability Rating:</b>                                                                                                                                                        | <b>Green</b> |                         |
| Land Ownership                    | 5                                                         | Held by developer/willing owner/public sector                                                                                                                                      |              |                         |
| Land Condition                    | 2                                                         | Established multiple uses                                                                                                                                                          |              |                         |
| Legal Constraints                 | 5                                                         | Site does not face any known legal issues                                                                                                                                          |              |                         |
| Planning Permission or Allocation | N/A                                                       |                                                                                                                                                                                    |              |                         |
| Comments on Availability          | Site in use for other purposes.                           |                                                                                                                                                                                    |              |                         |
| <b>Achievability Criteria:</b>    |                                                           | <b>Achievability Rating:</b>                                                                                                                                                       | <b>Green</b> |                         |
| Viability                         | 5                                                         | Development is likely viable                                                                                                                                                       |              |                         |
| Timescale for Deliverability      | 5                                                         | Up to 5 years                                                                                                                                                                      |              |                         |
| Comments on Achievability         |                                                           |                                                                                                                                                                                    |              |                         |



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| SHELAA Reference: 15SLAA36        |                                                                                                                       | RAG Rating:                                                                                                                                                                        | Amber                            | 01 November 2025 |
| Site Address:                     | Land East Of The Pumping Station, Old Church Road, East Hanningfield, Chelmsford, Essex                               |                                                                                                                                                                                    |                                  |                  |
| Parish:                           | East Hanningfield                                                                                                     | Total Score:                                                                                                                                                                       | 98                               |                  |
| Developable Site Area (ha):       | 0.494                                                                                                                 | Reason for discounted areas:                                                                                                                                                       | Sewage pumping station (0.056ha) |                  |
| Potential Yield:                  | 12                                                                                                                    | Typology:                                                                                                                                                                          | 17                               |                  |
| Proposed Use:                     | Residential                                                                                                           | Comments on the size of site:                                                                                                                                                      |                                  |                  |
| Suitability Criteria:             |                                                                                                                       |                                                                                                                                                                                    | Suitability Rating:              | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                     | Site is outside of any existing/proposed employment allocation                                                                                                                     |                                  |                  |
| Impact on Retail Areas            | 5                                                                                                                     | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |                                  |                  |
| Proximity to the Workplace        | 5                                                                                                                     | Site is within 2km walking distance of an employment allocation                                                                                                                    |                                  |                  |
| Public Transport                  | 0                                                                                                                     | Site is in excess of 400m walking distance from all services                                                                                                                       |                                  |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                     | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |                                  |                  |
| Vehicle Access                    | 5                                                                                                                     | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |                                  |                  |
| Strategic Road Access             | N/A                                                                                                                   |                                                                                                                                                                                    |                                  |                  |
| Designated Heritage Assets        | 5                                                                                                                     | Site does not contain any designated heritage assets                                                                                                                               |                                  |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                     | Site does not contain any non-designated heritage assets                                                                                                                           |                                  |                  |
| Archaeological Assets             | 5                                                                                                                     | Site is not thought to contain any assets of archaeological interest                                                                                                               |                                  |                  |
| Minerals & Waste Constraints      | 5                                                                                                                     | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |                                  |                  |
| Defined Open Space                | 5                                                                                                                     | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |                                  |                  |
| Green Belt & Green Wedge          | 5                                                                                                                     | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                |                                  |                  |
| Land Classification               | 0                                                                                                                     | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |                                  |                  |
| Protected Natural Features        | 0                                                                                                                     | Site partially or wholly comprises of one or more protected natural features                                                                                                       |                                  |                  |
| Flood Risk Constraints            | 5                                                                                                                     | Site is wholly within Flood Zone 1                                                                                                                                                 |                                  |                  |
| Air Quality Management Areas      | 5                                                                                                                     | Site is in excess of 500m from a designated AQMA                                                                                                                                   |                                  |                  |
| Ground Condition Constraints      | 5                                                                                                                     | Ground treatment is not expected to be required                                                                                                                                    |                                  |                  |
| Neighbouring Constraints          | 5                                                                                                                     | Site has no neighbouring constraints                                                                                                                                               |                                  |                  |
| Proximity to Key Services         | 0                                                                                                                     | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                            |                                  |                  |
| Community Facilities              | 5                                                                                                                     | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |                                  |                  |
| Comments on Suitability           | Outside of DSB. Vehicle access via field gate in northern corner of the site. 0.063ha protected under TPO/2014/014.   |                                                                                                                                                                                    |                                  |                  |
| Availability Criteria:            |                                                                                                                       |                                                                                                                                                                                    | Availability Rating:             | Yellow           |
| Land Ownership                    | 0                                                                                                                     | Known to be in particularly complex/multiple ownership                                                                                                                             |                                  |                  |
| Land Condition                    | 5                                                                                                                     | Vacant land & buildings                                                                                                                                                            |                                  |                  |
| Legal Constraints                 | 3                                                                                                                     | Site may possibly face legal issues                                                                                                                                                |                                  |                  |
| Planning Permission or Allocation | N/A                                                                                                                   |                                                                                                                                                                                    |                                  |                  |
| Comments on Availability          | Multiple ownership. No evidence of all landowner/s support with submission. Entire site not within promoters control. |                                                                                                                                                                                    |                                  |                  |
| Achievability Criteria:           |                                                                                                                       |                                                                                                                                                                                    | Achievability Rating:            | Green            |
| Viability                         | 5                                                                                                                     | Development is likely viable                                                                                                                                                       |                                  |                  |
| Timescale for Deliverability      | 5                                                                                                                     | Up to 5 years                                                                                                                                                                      |                                  |                  |
| Comments on Achievability         |                                                                                                                       |                                                                                                                                                                                    |                                  |                  |

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| <b>SHELAA Reference: 15SLAA37</b> |                                                                  | <b>RAG Rating:</b>                                                                                                                                                                 | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                     | Land Adjacent to 112 Brook Lane, Galleywood, Chelmsford, CM2 8NN |                                                                                                                                                                                    |              |                         |
| Parish:                           | Galleywood                                                       | Total Score:                                                                                                                                                                       | 108          |                         |
| Developable Site Area (ha):       | 0.8                                                              | Reason for discounted areas:                                                                                                                                                       |              |                         |
| Potential Yield:                  | 15                                                               | Typology:                                                                                                                                                                          | 5            |                         |
| Proposed Use:                     | Residential - Other                                              | Comments on the size of site:                                                                                                                                                      |              |                         |
| <b>Suitability Criteria:</b>      |                                                                  | <b>Suitability Rating:</b>                                                                                                                                                         | <b>Red</b>   |                         |
| Proximity to Employment Areas     | 5                                                                | Site is outside of any existing/proposed employment allocation                                                                                                                     |              |                         |
| Impact on Retail Areas            | 5                                                                | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |              |                         |
| Proximity to the Workplace        | 5                                                                | Site is within 2km walking distance of an employment allocation                                                                                                                    |              |                         |
| Public Transport                  | 0                                                                | Site is in excess of 400m walking distance from all services                                                                                                                       |              |                         |
| PROW and Cycling Connectivity     | 5                                                                | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |              |                         |
| Vehicle Access                    | 5                                                                | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |              |                         |
| Strategic Road Access             | N/A                                                              | Site has direct access to or is adjacent to a safeguarded trunk road or B-road                                                                                                     |              |                         |
| Designated Heritage Assets        | 5                                                                | Site does not contain any designated heritage assets                                                                                                                               |              |                         |
| Non-Designated Heritage Assets    | 5                                                                | Site does not contain any non-designated heritage assets                                                                                                                           |              |                         |
| Archaeological Assets             | 5                                                                | Site is not thought to contain any assets of archaeological interest                                                                                                               |              |                         |
| Minerals & Waste Constraints      | 5                                                                | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |              |                         |
| Defined Open Space                | 5                                                                | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |              |                         |
| Green Belt & Green Wedge          | 0                                                                | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                      |              |                         |
| Land Classification               | 3                                                                | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use                                 |              |                         |
| Protected Natural Features        | 5                                                                | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features           |              |                         |
| Flood Risk Constraints            | 5                                                                | Site is wholly within Flood Zone 1                                                                                                                                                 |              |                         |
| Air Quality Management Areas      | 5                                                                | Site is in excess of 500m from a designated AQMA                                                                                                                                   |              |                         |
| Ground Condition Constraints      | 5                                                                | Ground treatment is not expected to be required                                                                                                                                    |              |                         |
| Neighbouring Constraints          | 5                                                                | Site has no neighbouring constraints                                                                                                                                               |              |                         |
| Proximity to Key Services         | 0                                                                | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                            |              |                         |
| Community Facilities              | 5                                                                | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |              |                         |
| Comments on Suitability           | Outside of DSB.                                                  |                                                                                                                                                                                    |              |                         |
| <b>Availability Criteria:</b>     |                                                                  | <b>Availability Rating:</b>                                                                                                                                                        | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                | Held by developer/willing owner/public sector                                                                                                                                      |              |                         |
| Land Condition                    | 5                                                                | Vacant land & buildings                                                                                                                                                            |              |                         |
| Legal Constraints                 | 5                                                                | Site does not face any known legal issues                                                                                                                                          |              |                         |
| Planning Permission or Allocation | N/A                                                              |                                                                                                                                                                                    |              |                         |
| Comments on Availability          |                                                                  |                                                                                                                                                                                    |              |                         |
| <b>Achievability Criteria:</b>    |                                                                  | <b>Achievability Rating:</b>                                                                                                                                                       | <b>Green</b> |                         |
| Viability                         | 5                                                                | Development is likely viable                                                                                                                                                       |              |                         |
| Timescale for Deliverability      | 5                                                                | Up to 5 years                                                                                                                                                                      |              |                         |
| Comments on Achievability         |                                                                  |                                                                                                                                                                                    |              |                         |

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| <b>SHELAA Reference: 15SLAA38</b> |                                                                                       | <b>RAG Rating:</b>                                                                                                                                                                 | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                     | Land South East Of 148 Mill Road, Stock, Ingatestone                                  |                                                                                                                                                                                    |              |                         |
| Parish:                           | Stock                                                                                 | Total Score:                                                                                                                                                                       | 103          |                         |
| Developable Site Area (ha):       | 0.32                                                                                  | Reason for discounted areas:                                                                                                                                                       |              |                         |
| Potential Yield:                  | 10                                                                                    | Typology:                                                                                                                                                                          | 17           |                         |
| Proposed Use:                     | Residential                                                                           | Comments on the size of site:                                                                                                                                                      |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                       | <b>Suitability Rating:</b>                                                                                                                                                         | <b>Red</b>   |                         |
| Proximity to Employment Areas     | 5                                                                                     | Site is outside of any existing/proposed employment allocation                                                                                                                     |              |                         |
| Impact on Retail Areas            | 5                                                                                     | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |              |                         |
| Proximity to the Workplace        | 5                                                                                     | Site is within 2km walking distance of an employment allocation                                                                                                                    |              |                         |
| Public Transport                  | 0                                                                                     | Site is in excess of 400m walking distance from all services                                                                                                                       |              |                         |
| PROW and Cycling Connectivity     | 5                                                                                     | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |              |                         |
| Vehicle Access                    | 5                                                                                     | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |              |                         |
| Strategic Road Access             | N/A                                                                                   | Site has direct access to or is adjacent to a safeguarded trunk road or B-road                                                                                                     |              |                         |
| Designated Heritage Assets        | 5                                                                                     | Site does not contain any designated heritage assets                                                                                                                               |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                     | Site does not contain any non-designated heritage assets                                                                                                                           |              |                         |
| Archaeological Assets             | 5                                                                                     | Site is not thought to contain any assets of archaeological interest                                                                                                               |              |                         |
| Minerals & Waste Constraints      | 5                                                                                     | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |              |                         |
| Defined Open Space                | 5                                                                                     | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |              |                         |
| Green Belt & Green Wedge          | 0                                                                                     | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                      |              |                         |
| Land Classification               | 0                                                                                     | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |              |                         |
| Protected Natural Features        | 0                                                                                     | Site partially or wholly comprises of one or more protected natural features                                                                                                       |              |                         |
| Flood Risk Constraints            | 5                                                                                     | Site is wholly within Flood Zone 1                                                                                                                                                 |              |                         |
| Air Quality Management Areas      | 5                                                                                     | Site is in excess of 500m from a designated AQMA                                                                                                                                   |              |                         |
| Ground Condition Constraints      | 5                                                                                     | Ground treatment is not expected to be required                                                                                                                                    |              |                         |
| Neighbouring Constraints          | 5                                                                                     | Site has no neighbouring constraints                                                                                                                                               |              |                         |
| Proximity to Key Services         | 3                                                                                     | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                       |              |                         |
| Community Facilities              | 5                                                                                     | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |              |                         |
| Comments on Suitability           | Adjacent to DSB. Informal access off Mill Road. 2 trees protected under TPO/2015/025. |                                                                                                                                                                                    |              |                         |
| <b>Availability Criteria:</b>     |                                                                                       | <b>Availability Rating:</b>                                                                                                                                                        | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                     | Held by developer/willing owner/public sector                                                                                                                                      |              |                         |
| Land Condition                    | 5                                                                                     | Vacant land & buildings                                                                                                                                                            |              |                         |
| Legal Constraints                 | 5                                                                                     | Site does not face any known legal issues                                                                                                                                          |              |                         |
| Planning Permission or Allocation | N/A                                                                                   |                                                                                                                                                                                    |              |                         |
| Comments on Availability          |                                                                                       |                                                                                                                                                                                    |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                       | <b>Achievability Rating:</b>                                                                                                                                                       | <b>Green</b> |                         |
| Viability                         | 5                                                                                     | Development is likely viable                                                                                                                                                       |              |                         |
| Timescale for Deliverability      | 5                                                                                     | Up to 5 years                                                                                                                                                                      |              |                         |
| Comments on Achievability         |                                                                                       |                                                                                                                                                                                    |              |                         |

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| <b>SHELAA Reference: 15SLAA39</b> |                                                                        | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                     | Dowsett Farm, Dowsett Lane, Ramsden Heath, Billericay, Essex, CM11 1JL |                                                                                                                                                                                      |              |                         |
| Parish:                           | South Hanningfield                                                     | Total Score:                                                                                                                                                                         | 104          |                         |
| Developable Site Area (ha):       | 5.34                                                                   | Reason for discounted areas:                                                                                                                                                         |              |                         |
| Potential Yield:                  | 92                                                                     | Typology:                                                                                                                                                                            | 2            |                         |
| Proposed Use:                     | Residential                                                            | Comments on the size of site:                                                                                                                                                        |              |                         |
| <b>Suitability Criteria:</b>      |                                                                        | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Red</b>   |                         |
| Proximity to Employment Areas     | 5                                                                      | Site is outside of any existing/proposed employment allocation                                                                                                                       |              |                         |
| Impact on Retail Areas            | 5                                                                      | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |              |                         |
| Proximity to the Workplace        | 5                                                                      | Site is within 2km walking distance of an employment allocation                                                                                                                      |              |                         |
| Public Transport                  | 5                                                                      | Site is within 400m walking distance of one or more services                                                                                                                         |              |                         |
| PROW and Cycling Connectivity     | 5                                                                      | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |              |                         |
| Vehicle Access                    | 5                                                                      | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |              |                         |
| Strategic Road Access             | N/A                                                                    |                                                                                                                                                                                      |              |                         |
| Designated Heritage Assets        | 3                                                                      | Site is adjacent to one or more designated heritage assets                                                                                                                           |              |                         |
| Non-Designated Heritage Assets    | 5                                                                      | Site does not contain any non-designated heritage assets                                                                                                                             |              |                         |
| Archaeological Assets             | 5                                                                      | Site is not thought to contain any assets of archaeological interest                                                                                                                 |              |                         |
| Minerals & Waste Constraints      | 5                                                                      | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |              |                         |
| Defined Open Space                | 5                                                                      | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |              |                         |
| Green Belt & Green Wedge          | 0                                                                      | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |              |                         |
| Land Classification               | 0                                                                      | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |              |                         |
| Protected Natural Features        | 5                                                                      | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |              |                         |
| Flood Risk Constraints            | 5                                                                      | Site is wholly within Flood Zone 1                                                                                                                                                   |              |                         |
| Air Quality Management Areas      | 5                                                                      | Site is in excess of 500m from a designated AQMA                                                                                                                                     |              |                         |
| Ground Condition Constraints      | 5                                                                      | Ground treatment is not expected to be required                                                                                                                                      |              |                         |
| Neighbouring Constraints          | 5                                                                      | Site has no neighbouring constraints                                                                                                                                                 |              |                         |
| Proximity to Key Services         | 0                                                                      | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |              |                         |
| Community Facilities              | 3                                                                      | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |              |                         |
| Comments on Suitability           | Outside of DSB. In range of bus stops.                                 |                                                                                                                                                                                      |              |                         |
| <b>Availability Criteria:</b>     |                                                                        | <b>Availability Rating:</b>                                                                                                                                                          | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                      | Held by developer/willing owner/public sector                                                                                                                                        |              |                         |
| Land Condition                    | 3                                                                      | Low intensity land uses                                                                                                                                                              |              |                         |
| Legal Constraints                 | 5                                                                      | Site does not face any known legal issues                                                                                                                                            |              |                         |
| Planning Permission or Allocation | Permission 21/00449/FUL granted, awaiting start on site                |                                                                                                                                                                                      |              |                         |
| Comments on Availability          | Site currently in use for other purpose.                               |                                                                                                                                                                                      |              |                         |
| <b>Achievability Criteria:</b>    |                                                                        | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b> |                         |
| Viability                         | 5                                                                      | Development is likely viable                                                                                                                                                         |              |                         |
| Timescale for Deliverability      | 5                                                                      | Up to 5 years                                                                                                                                                                        |              |                         |
| Comments on Achievability         |                                                                        |                                                                                                                                                                                      |              |                         |

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| SHELAA Reference: 15SLAA40        |                                                                                                      | RAG Rating:                                                                                                                                                                          | Amber                                                       | 01 November 2025 |
| Site Address:                     | Land North East Of Meadow Road, Rettendon, Chelmsford, Essex                                         |                                                                                                                                                                                      |                                                             |                  |
| Parish:                           | Rettendon                                                                                            | Total Score:                                                                                                                                                                         | 113                                                         |                  |
| Developable Site Area (ha):       | 38.86                                                                                                | Reason for discounted areas:                                                                                                                                                         |                                                             |                  |
| Potential Yield:                  | 619                                                                                                  | Typology:                                                                                                                                                                            | 26                                                          |                  |
| Proposed Use:                     | Mixed Use                                                                                            | Comments on the size of site:                                                                                                                                                        | Size of site is potentially suitable for all employment use |                  |
| Suitability Criteria:             |                                                                                                      |                                                                                                                                                                                      | Suitability Rating:                                         | Amber            |
| Proximity to Employment Areas     | 5                                                                                                    | Site is outside of any existing/proposed employment allocation                                                                                                                       |                                                             |                  |
| Impact on Retail Areas            | 5                                                                                                    | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                                                             |                  |
| Proximity to the Workplace        | 5                                                                                                    | Site is within 2km walking distance of an employment allocation                                                                                                                      |                                                             |                  |
| Public Transport                  | 5                                                                                                    | Site is within 400m walking distance of one or more services                                                                                                                         |                                                             |                  |
| PROW and Cycling Connectivity     | 5                                                                                                    | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                                                             |                  |
| Vehicle Access                    | 5                                                                                                    | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                                                             |                  |
| Strategic Road Access             | 0                                                                                                    | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road                                               |                                                             |                  |
| Designated Heritage Assets        | 5                                                                                                    | Site does not contain any designated heritage assets                                                                                                                                 |                                                             |                  |
| Non-Designated Heritage Assets    | 5                                                                                                    | Site does not contain any non-designated heritage assets                                                                                                                             |                                                             |                  |
| Archaeological Assets             | 5                                                                                                    | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                                                             |                  |
| Minerals & Waste Constraints      | 5                                                                                                    | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                                                             |                  |
| Defined Open Space                | 5                                                                                                    | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                                                             |                  |
| Green Belt & Green Wedge          | 5                                                                                                    | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                                                             |                  |
| Land Classification               | 0                                                                                                    | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                                                             |                  |
| Protected Natural Features        | 5                                                                                                    | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |                                                             |                  |
| Flood Risk Constraints            | 5                                                                                                    | Site is wholly within Flood Zone 1                                                                                                                                                   |                                                             |                  |
| Air Quality Management Areas      | 5                                                                                                    | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                                                             |                  |
| Ground Condition Constraints      | 5                                                                                                    | Ground treatment is not expected to be required                                                                                                                                      |                                                             |                  |
| Neighbouring Constraints          | 5                                                                                                    | Site has no neighbouring constraints                                                                                                                                                 |                                                             |                  |
| Proximity to Key Services         | 0                                                                                                    | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                                                             |                  |
| Community Facilities              | 3                                                                                                    | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                                                             |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Vehicular access is available via Main Road and Meadow Road. |                                                                                                                                                                                      |                                                             |                  |
| Availability Criteria:            |                                                                                                      |                                                                                                                                                                                      | Availability Rating:                                        | Green            |
| Land Ownership                    | 5                                                                                                    | Held by developer/willing owner/public sector                                                                                                                                        |                                                             |                  |
| Land Condition                    | 5                                                                                                    | Vacant land & buildings                                                                                                                                                              |                                                             |                  |
| Legal Constraints                 | 5                                                                                                    | Site does not face any known legal issues                                                                                                                                            |                                                             |                  |
| Planning Permission or Allocation | N/A                                                                                                  |                                                                                                                                                                                      |                                                             |                  |
| Comments on Availability          |                                                                                                      |                                                                                                                                                                                      |                                                             |                  |
| Achievability Criteria:           |                                                                                                      |                                                                                                                                                                                      | Achievability Rating:                                       | Green            |
| Viability                         | 5                                                                                                    | Development is likely viable                                                                                                                                                         |                                                             |                  |
| Timescale for Deliverability      | 5                                                                                                    | Up to 5 years                                                                                                                                                                        |                                                             |                  |
| Comments on Achievability         |                                                                                                      |                                                                                                                                                                                      |                                                             |                  |

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| SHELAA Reference: 15SLAA41        |                                                                               | RAG Rating:                                                                                                                                                                                                    | Amber                           | 01 November 2025 |
| Site Address:                     | The Island Car Park, High Bridge Road, Chelmsford, Essex                      |                                                                                                                                                                                                                |                                 |                  |
| Parish:                           | Chelmsford                                                                    | Total Score:                                                                                                                                                                                                   | 100                             |                  |
| Developable Site Area (ha):       | 0.74                                                                          | Reason for discounted areas:                                                                                                                                                                                   | Sewage Pumping Station (0.07ha) |                  |
| Potential Yield:                  | 47                                                                            | Typology:                                                                                                                                                                                                      | 15                              |                  |
| Proposed Use:                     | Residential                                                                   | Comments on the size of site:                                                                                                                                                                                  |                                 |                  |
| Suitability Criteria:             |                                                                               |                                                                                                                                                                                                                | Suitability Rating:             | Amber            |
| Proximity to Employment Areas     | 5                                                                             | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |                                 |                  |
| Impact on Retail Areas            | 5                                                                             | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |                                 |                  |
| Proximity to the Workplace        | 5                                                                             | Site is within 2km walking distance of an employment allocation                                                                                                                                                |                                 |                  |
| Public Transport                  | 5                                                                             | Site is within 400m walking distance of one or more services                                                                                                                                                   |                                 |                  |
| PROW and Cycling Connectivity     | 5                                                                             | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                         |                                 |                  |
| Vehicle Access                    | 5                                                                             | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |                                 |                  |
| Strategic Road Access             | N/A                                                                           |                                                                                                                                                                                                                |                                 |                  |
| Designated Heritage Assets        | 0                                                                             | Site contains one or more designated heritage assets                                                                                                                                                           |                                 |                  |
| Non-Designated Heritage Assets    | 5                                                                             | Site does not contain any non-designated heritage assets                                                                                                                                                       |                                 |                  |
| Archaeological Assets             | 5                                                                             | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                                 |                  |
| Minerals & Waste Constraints      | 5                                                                             | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |                                 |                  |
| Defined Open Space                | 5                                                                             | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |                                 |                  |
| Green Belt & Green Wedge          | 3                                                                             | Site partially lies within the Metropolitan Green Belt or Green Wedge                                                                                                                                          |                                 |                  |
| Land Classification               | 5                                                                             | Site is predominantly Previously Developed Land                                                                                                                                                                |                                 |                  |
| Protected Natural Features        | 3                                                                             | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                                 |                  |
| Flood Risk Constraints            | 0                                                                             | Over 50% of the site area is within Flood Zone 3                                                                                                                                                               |                                 |                  |
| Air Quality Management Areas      | 5                                                                             | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                                 |                  |
| Ground Condition Constraints      | 5                                                                             | Ground treatment is not expected to be required                                                                                                                                                                |                                 |                  |
| Neighbouring Constraints          | 0                                                                             | Site has neighbouring constraints with no potential for mitigation                                                                                                                                             |                                 |                  |
| Proximity to Key Services         | 5                                                                             | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                                                  |                                 |                  |
| Community Facilities              | 3                                                                             | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                           |                                 |                  |
| Comments on Suitability           | Within Urban Area. In range of bus stops. Partially within conservation area. |                                                                                                                                                                                                                |                                 |                  |
| Availability Criteria:            |                                                                               |                                                                                                                                                                                                                | Availability Rating:            | Green            |
| Land Ownership                    | 5                                                                             | Held by developer/willing owner/public sector                                                                                                                                                                  |                                 |                  |
| Land Condition                    | 3                                                                             | Low intensity land uses                                                                                                                                                                                        |                                 |                  |
| Legal Constraints                 | 5                                                                             | Site does not face any known legal issues                                                                                                                                                                      |                                 |                  |
| Planning Permission or Allocation |                                                                               |                                                                                                                                                                                                                |                                 |                  |
| Comments on Availability          | Site currently in use for other purposes.                                     |                                                                                                                                                                                                                |                                 |                  |
| Achievability Criteria:           |                                                                               |                                                                                                                                                                                                                | Achievability Rating:           | Yellow           |
| Viability                         | 3                                                                             | Development is marginal                                                                                                                                                                                        |                                 |                  |
| Timescale for Deliverability      | 5                                                                             | Up to 5 years                                                                                                                                                                                                  |                                 |                  |
| Comments on Achievability         |                                                                               |                                                                                                                                                                                                                |                                 |                  |

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| SHELAA Reference: 15SLAA42        |                                                                                                                                                                                                                                         | RAG Rating:                                                                                                                                                                        | Amber                 | 01 November 2025 |
| Site Address:                     | Land Adjacent to White Cottage, South Street, Great Waltham, Chelmsford, Essex                                                                                                                                                          |                                                                                                                                                                                    |                       |                  |
| Parish:                           | Great Waltham                                                                                                                                                                                                                           | Total Score:                                                                                                                                                                       | 95                    |                  |
| Developable Site Area (ha):       | 0.06                                                                                                                                                                                                                                    | Reason for discounted areas:                                                                                                                                                       |                       |                  |
| Potential Yield:                  | 2                                                                                                                                                                                                                                       | Typology:                                                                                                                                                                          | 19                    |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                                             | Comments on the size of site:                                                                                                                                                      |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                         |                                                                                                                                                                                    | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                       | Site is outside of any existing/proposed employment allocation                                                                                                                     |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                       | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |                       |                  |
| Proximity to the Workplace        | 0                                                                                                                                                                                                                                       | Site is in excess of 2km walking distance of an employment allocation                                                                                                              |                       |                  |
| Public Transport                  | 5                                                                                                                                                                                                                                       | Site is within 400m walking distance of one or more services                                                                                                                       |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                       | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                       | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                     |                                                                                                                                                                                    |                       |                  |
| Designated Heritage Assets        | 0                                                                                                                                                                                                                                       | Site contains one or more designated heritage assets                                                                                                                               |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                                       | Site does not contain any non-designated heritage assets                                                                                                                           |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                                       | Site is not thought to contain any assets of archaeological interest                                                                                                               |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                                                       | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                                                                                       | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                                                       | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                |                       |                  |
| Land Classification               | 0                                                                                                                                                                                                                                       | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                       | Site partially or wholly comprises of one or more protected natural features                                                                                                       |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                                                       | Site is wholly within Flood Zone 1                                                                                                                                                 |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                       | Site is in excess of 500m from a designated AQMA                                                                                                                                   |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                                                                       | Ground treatment is not expected to be required                                                                                                                                    |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                                                                       | Site has no neighbouring constraints                                                                                                                                               |                       |                  |
| Proximity to Key Services         | 0                                                                                                                                                                                                                                       | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                            |                       |                  |
| Community Facilities              | 5                                                                                                                                                                                                                                       | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |                       |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Gate provides access over curb from South Street. Adjacent to grade 2 listed buildings. Wholly within conservation area. TPO/2023/002 on site border to the east. This might be a veteran tree. |                                                                                                                                                                                    |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                         |                                                                                                                                                                                    | Availability Rating:  | Yellow           |
| Land Ownership                    | 0                                                                                                                                                                                                                                       | Known to be in particularly complex/multiple ownership                                                                                                                             |                       |                  |
| Land Condition                    | 5                                                                                                                                                                                                                                       | Vacant land & buildings                                                                                                                                                            |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                                       | Site does not face any known legal issues                                                                                                                                          |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                     |                                                                                                                                                                                    |                       |                  |
| Comments on Availability          | Multiple ownership. Entire site not within promoters control.                                                                                                                                                                           |                                                                                                                                                                                    |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                         |                                                                                                                                                                                    | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                                                                                       | Development is likely viable                                                                                                                                                       |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                       | Up to 5 years                                                                                                                                                                      |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                         |                                                                                                                                                                                    |                       |                  |



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| SHELAA Reference: 15SLAA43        |                                                                                                                                                      | RAG Rating:                                                                                                                                                                          | Amber                 | 01 November 2025 |
| Site Address:                     | 7 St Giles, Moor Hall Lane, Bicknacre, Chelmsford, Essex, CM3 8AR                                                                                    |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Bicknacre                                                                                                                                            | Total Score:                                                                                                                                                                         | 88                    |                  |
| Developable Site Area (ha):       | 7.56                                                                                                                                                 | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 130                                                                                                                                                  | Typology:                                                                                                                                                                            | 2                     |                  |
| Proposed Use:                     | Residential                                                                                                                                          | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                                      |                                                                                                                                                                                      | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                    | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                    | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 0                                                                                                                                                    | Site is in excess of 2km walking distance of an employment allocation                                                                                                                |                       |                  |
| Public Transport                  | 0                                                                                                                                                    | Site is in excess of 400m walking distance from all services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 0                                                                                                                                                    | Site is not connected to either an existing PROW or cycle network                                                                                                                    |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                    | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                  |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 3                                                                                                                                                    | Site is adjacent to one or more designated heritage assets                                                                                                                           |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                    | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                    | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                    | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                                                                                                    | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                    | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 0                                                                                                                                                    | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                    | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                       |                  |
| Flood Risk Constraints            | 4                                                                                                                                                    | Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1                                                                                                  |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                    | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 3                                                                                                                                                    | Ground treatment is expected to be required on part of the site                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                                    | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 3                                                                                                                                                    | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |                       |                  |
| Community Facilities              | 3                                                                                                                                                    | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Adjacent to DSB. Adjacent to Local Listed Buildings. 0.28ha protected under TPO/2004/023.Contaminated land SOPC000883 in north western part of site. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                                                      |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                                    | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 2                                                                                                                                                    | Established multiple uses                                                                                                                                                            |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                    | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | Site is already allocated within the Local Plan forming GSP12                                                                                        |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          | Site currently in use for other purposes.                                                                                                            |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                                      |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                    | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                    | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                                                      |                                                                                                                                                                                      |                       |                  |

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| SHELAA Reference: 15SLAA44        |                                                                | RAG Rating:                                                                                                                                                                                                    | Red                   | 01 November 2025 |
| Site Address:                     | Land Rear Of 22 Downham Road, Ramsden Heath, Billericay, Essex |                                                                                                                                                                                                                |                       |                  |
| Parish:                           | South Hanningfield                                             | Total Score:                                                                                                                                                                                                   | 106                   |                  |
| Developable Site Area (ha):       | 7.99                                                           | Reason for discounted areas:                                                                                                                                                                                   |                       |                  |
| Potential Yield:                  | 137                                                            | Typology:                                                                                                                                                                                                      | 2                     |                  |
| Proposed Use:                     | Residential                                                    | Comments on the size of site:                                                                                                                                                                                  |                       |                  |
| Suitability Criteria:             |                                                                |                                                                                                                                                                                                                | Suitability Rating:   | Red              |
| Proximity to Employment Areas     | 5                                                              | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |                       |                  |
| Impact on Retail Areas            | 5                                                              | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |                       |                  |
| Proximity to the Workplace        | 5                                                              | Site is within 2km walking distance of an employment allocation                                                                                                                                                |                       |                  |
| Public Transport                  | 5                                                              | Site is within 400m walking distance of one or more services                                                                                                                                                   |                       |                  |
| PROW and Cycling Connectivity     | 5                                                              | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                         |                       |                  |
| Vehicle Access                    | 5                                                              | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |                       |                  |
| Strategic Road Access             | N/A                                                            |                                                                                                                                                                                                                |                       |                  |
| Designated Heritage Assets        | 5                                                              | Site does not contain any designated heritage assets                                                                                                                                                           |                       |                  |
| Non-Designated Heritage Assets    | 5                                                              | Site does not contain any non-designated heritage assets                                                                                                                                                       |                       |                  |
| Archaeological Assets             | 5                                                              | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                       |                  |
| Minerals & Waste Constraints      | 5                                                              | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |                       |                  |
| Defined Open Space                | 5                                                              | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |                       |                  |
| Green Belt & Green Wedge          | 0                                                              | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 0                                                              | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                   |                       |                  |
| Protected Natural Features        | 3                                                              | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                       |                  |
| Flood Risk Constraints            | 5                                                              | Site is wholly within Flood Zone 1                                                                                                                                                                             |                       |                  |
| Air Quality Management Areas      | 5                                                              | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                       |                  |
| Ground Condition Constraints      | 5                                                              | Ground treatment is not expected to be required                                                                                                                                                                |                       |                  |
| Neighbouring Constraints          | 5                                                              | Site has no neighbouring constraints                                                                                                                                                                           |                       |                  |
| Proximity to Key Services         | 0                                                              | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                                                        |                       |                  |
| Community Facilities              | 3                                                              | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                           |                       |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops.                        |                                                                                                                                                                                                                |                       |                  |
| Availability Criteria:            |                                                                |                                                                                                                                                                                                                | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                              | Held by developer/willing owner/public sector                                                                                                                                                                  |                       |                  |
| Land Condition                    | 5                                                              | Vacant land & buildings                                                                                                                                                                                        |                       |                  |
| Legal Constraints                 | 5                                                              | Site does not face any known legal issues                                                                                                                                                                      |                       |                  |
| Planning Permission or Allocation | N/A                                                            |                                                                                                                                                                                                                |                       |                  |
| Comments on Availability          | Site not within promoters ownership.                           |                                                                                                                                                                                                                |                       |                  |
| Achievability Criteria:           |                                                                |                                                                                                                                                                                                                | Achievability Rating: | Green            |
| Viability                         | 5                                                              | Development is likely viable                                                                                                                                                                                   |                       |                  |
| Timescale for Deliverability      | 5                                                              | Up to 5 years                                                                                                                                                                                                  |                       |                  |
| Comments on Achievability         |                                                                |                                                                                                                                                                                                                |                       |                  |

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| SHELAA Reference: 15SLAA45        |                                                                                                                     | RAG Rating:                                                                                                                                                                                                                                                            | Amber                 | 01 November 2025 |
| Site Address:                     | Land North Of Mill Lane East Of Barley Mead And South Of Maldon Road, Danbury, Chelmsford                           |                                                                                                                                                                                                                                                                        |                       |                  |
| Parish:                           | Danbury                                                                                                             | Total Score:                                                                                                                                                                                                                                                           | 100                   |                  |
| Developable Site Area (ha):       | 32.63                                                                                                               | Reason for discounted areas:                                                                                                                                                                                                                                           |                       |                  |
| Potential Yield:                  | 400                                                                                                                 | Typology:                                                                                                                                                                                                                                                              | 28                    |                  |
| Proposed Use:                     | Residential                                                                                                         | Comments on the size of site:                                                                                                                                                                                                                                          |                       |                  |
| Suitability Criteria:             |                                                                                                                     |                                                                                                                                                                                                                                                                        | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                   | Site is outside of any existing/proposed employment allocation                                                                                                                                                                                                         |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                   | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                                                                                     |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                   | Site is within 2km walking distance of an employment allocation                                                                                                                                                                                                        |                       |                  |
| Public Transport                  | 5                                                                                                                   | Site is within 400m walking distance of one or more services                                                                                                                                                                                                           |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                   | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                                                                                 |                       |                  |
| Vehicle Access                    | 5                                                                                                                   | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                                                                                       |                       |                  |
| Strategic Road Access             | N/A                                                                                                                 |                                                                                                                                                                                                                                                                        |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                   | Site does not contain any designated heritage assets                                                                                                                                                                                                                   |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                   | Site does 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 development |                       |                  |
| Defined Open Space                | 5                                                                                                                   | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                                                                                       |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                   | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                                                                                    |                       |                  |
| Land Classification               | 0                                                                                                                   | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                                                                           |                       |                  |
| Protected Natural Features        | 0                                                                                                                   | Site partially or wholly comprises of one or more protected natural features                                                                                                                                                                                           |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                   | Site is wholly within Flood Zone 1                                                                                                                                                                                                                                     |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                   | Site is in excess of 500m from a designated AQMA                                                                                                                                                                                                                       |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                   | Ground treatment is not expected to be required                                                                                                                                                                                                                        |                       |                  |
| Neighbouring Constraints          | 0                                                                                                                   | Site has neighbouring constraints with no potential for mitigation                                                                                                                                                                                                     |                       |                  |
| Proximity to Key Services         | 3                                                                                                                   | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                                                                                                           |                       |                  |
| Community Facilities              | 3                                                                                                                   | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                                                                   |                       |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. 0.098 protected under TPO/2007/046 in the north western corner of the site. |                                                                                                                                                                                                                                                                        |                       |                  |
| Availability Criteria:            |                                                                                                                     |                                                                                                                                                                                                                                                                        | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                   | Held by developer/willing owner/public sector                                                                                                                                                                                                                          |                       |                  |
| Land Condition                    | 5                                                                                                                   | Vacant land & buildings                                                                                                                                                                                                                                                |                       |                  |
| Legal Constraints                 | 5                                                                                                                   | Site does not face any known legal issues                                                                                                                                                                                                                              |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                 |                                                                                                                                                                                                                                                                        |                       |                  |
| Comments on Availability          | Site not within promoters ownership.                                                                                |                                                                                                                                                                                                                                                                        |                       |                  |
| Achievability Criteria:           |                                                                                                                     |                                                                                                                                                                                                                                                                        | Achievability Rating: | Yellow           |
| Viability                         | 5                                                                                                                   | Development is likely viable                                                                                                                                                                                                                                           |                       |                  |
| Timescale for Deliverability      | 4                                                                                                                   | Over 5 years                                                                                                                                                                                                                                                           |                       |                  |
| Comments on Achievability         |                                                                                                                     |                                                                                                                                                                                                                                                                        |                       |                  |

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| SHELAA Reference: 15SLAA46        |                                                                                                                                                     | RAG Rating:                                                                                                                                                                          | Amber                 | 01 November 2025 |
| Site Address:                     | Old Chase Farm, Hyde Lane, Danbury, Chelmsford, Essex, CM3 4LP                                                                                      |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Danbury                                                                                                                                             | Total Score:                                                                                                                                                                         | 98                    |                  |
| Developable Site Area (ha):       | 4.25                                                                                                                                                | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 135                                                                                                                                                 | Typology:                                                                                                                                                                            | 6                     |                  |
| Proposed Use:                     | Residential                                                                                                                                         | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                                     |                                                                                                                                                                                      | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                   | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                   | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 0                                                                                                                                                   | Site is in excess of 2km walking distance of an employment allocation                                                                                                                |                       |                  |
| Public Transport                  | 0                                                                                                                                                   | Site is in excess of 400m walking distance from all services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                   | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                   | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                 |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                                                   | Site does not contain any designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                   | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                   | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                   | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                                                                                                   | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                   | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 5                                                                                                                                                   | Site is predominantly Previously Developed Land                                                                                                                                      |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                   | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                       |                  |
| Flood Risk Constraints            | 4                                                                                                                                                   | Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1                                                                                                  |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                   | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                                   | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 0                                                                                                                                                   | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |                       |                  |
| Proximity to Key Services         | 3                                                                                                                                                   | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |                       |                  |
| Community Facilities              | 3                                                                                                                                                   | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Outside of DSB. 2.582ha protected under TPO/2013/013 which partially covers the site. Within 100m of Shough House Wood (LoWS) and Ancient Woodland. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                                                     |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                                   | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 3                                                                                                                                                   | Low intensity land uses                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                   | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                 |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          | Site currently in use for other purposes.                                                                                                           |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                                     |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                   | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                   | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                                                     |                                                                                                                                                                                      |                       |                  |

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| SHELAA Reference: 15SLAA47        |                                                                                         | RAG Rating:                                                                                                                                                                        | Amber                 | 01 November 2025 |
| Site Address:                     | Sports Centre, Partridge Green, Broomfield, Chelmsford, Essex, CM1 7EY                  |                                                                                                                                                                                    |                       |                  |
| Parish:                           | Broomfield                                                                              | Total Score:                                                                                                                                                                       | 91                    |                  |
| Developable Site Area (ha):       | 12.72                                                                                   | Reason for discounted areas:                                                                                                                                                       |                       |                  |
| Potential Yield:                  | 218                                                                                     | Typology:                                                                                                                                                                          | 1                     |                  |
| Proposed Use:                     | Residential                                                                             | Comments on the size of site:                                                                                                                                                      |                       |                  |
| Suitability Criteria:             |                                                                                         |                                                                                                                                                                                    | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                       | Site is outside of any existing/proposed employment allocation                                                                                                                     |                       |                  |
| Impact on Retail Areas            | 5                                                                                       | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |                       |                  |
| Proximity to the Workplace        | 0                                                                                       | Site is in excess of 2km walking distance of an employment allocation                                                                                                              |                       |                  |
| Public Transport                  | 0                                                                                       | Site is in excess of 400m walking distance from all services                                                                                                                       |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                       | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |                       |                  |
| Vehicle Access                    | 5                                                                                       | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |                       |                  |
| Strategic Road Access             | N/A                                                                                     |                                                                                                                                                                                    |                       |                  |
| Designated Heritage Assets        | 5                                                                                       | Site does not contain any designated heritage assets                                                                                                                               |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                       | Site does not contain any non-designated heritage assets                                                                                                                           |                       |                  |
| Archaeological Assets             | 5                                                                                       | Site is not thought to contain any assets of archaeological interest                                                                                                               |                       |                  |
| Minerals & Waste Constraints      | 2                                                                                       | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment         |                       |                  |
| Defined Open Space                | 5                                                                                       | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                       | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                |                       |                  |
| Land Classification               | 0                                                                                       | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |                       |                  |
| Protected Natural Features        | 0                                                                                       | Site partially or wholly comprises of one or more protected natural features                                                                                                       |                       |                  |
| Flood Risk Constraints            | 5                                                                                       | Site is wholly within Flood Zone 1                                                                                                                                                 |                       |                  |
| Air Quality Management Areas      | 5                                                                                       | Site is in excess of 500m from a designated AQMA                                                                                                                                   |                       |                  |
| Ground Condition Constraints      | 5                                                                                       | Ground treatment is not expected to be required                                                                                                                                    |                       |                  |
| Neighbouring Constraints          | 5                                                                                       | Site has no neighbouring constraints                                                                                                                                               |                       |                  |
| Proximity to Key Services         | 0                                                                                       | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                            |                       |                  |
| Community Facilities              | 0                                                                                       | Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                   |                       |                  |
| Comments on Suitability           | Adjacent to DSB. Adjacent TPO/2015/010 and Sparrowhawk Wood (LoWS) an Ancient Woodland. |                                                                                                                                                                                    |                       |                  |
| Availability Criteria:            |                                                                                         |                                                                                                                                                                                    | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                       | Held by developer/willing owner/public sector                                                                                                                                      |                       |                  |
| Land Condition                    | 4                                                                                       | Established single use                                                                                                                                                             |                       |                  |
| Legal Constraints                 | 5                                                                                       | Site does not face any known legal issues                                                                                                                                          |                       |                  |
| Planning Permission or Allocation | N/A                                                                                     |                                                                                                                                                                                    |                       |                  |
| Comments on Availability          | Site currently in use for other purposes.                                               |                                                                                                                                                                                    |                       |                  |
| Achievability Criteria:           |                                                                                         |                                                                                                                                                                                    | Achievability Rating: | Green            |
| Viability                         | 5                                                                                       | Development is likely viable                                                                                                                                                       |                       |                  |
| Timescale for Deliverability      | 5                                                                                       | Up to 5 years                                                                                                                                                                      |                       |                  |
| Comments on Achievability         |                                                                                         |                                                                                                                                                                                    |                       |                  |

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| SHELAA Reference: 15SLAA48        |                                                                                                                              | RAG Rating:                                                                                                                                                                          | Amber                 | 01 November 2025 |
| Site Address:                     | Land South Of Rough Hill Complex, The Tye, East Hanningfield, Chelmsford, Essex                                              |                                                                                                                                                                                      |                       |                  |
| Parish:                           | East Hanningfield                                                                                                            | Total Score:                                                                                                                                                                         | 108                   |                  |
| Developable Site Area (ha):       | 8.93                                                                                                                         | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 153                                                                                                                          | Typology:                                                                                                                                                                            | 2                     |                  |
| Proposed Use:                     | Residential                                                                                                                  | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                              |                                                                                                                                                                                      | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                            | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                            | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                            | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 5                                                                                                                            | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                            | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                                                                            | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                          |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                            | Site does not contain any designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                            | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                                                                            | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                            | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                                                                            | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                            | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 0                                                                                                                            | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 0                                                                                                                            | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                            | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                            | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                            | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                            | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 0                                                                                                                            | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                       |                  |
| Community Facilities              | 3                                                                                                                            | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. 0.991ha protected under TPO/2016/016 on site and TPO/2016/028 adjacent to the west.. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                              |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                            | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 5                                                                                                                            | Vacant land & buildings                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                                                            | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                          |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          |                                                                                                                              |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                              |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                            | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                            | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                              |                                                                                                                                                                                      |                       |                  |

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| <b>SHELAA Reference: 17SLAA1</b>  |                                                                       | <b>RAG Rating:</b>                                                                                                                                                                 | <b>Amber</b> | <b>01 November 2025</b> |
| Site Address:                     | Storage Adjacent to Pond View, Banters Lane, Great Leighs, Chelmsford |                                                                                                                                                                                    |              |                         |
| Parish:                           | Great Leighs                                                          | Total Score:                                                                                                                                                                       | 104          |                         |
| Developable Site Area (ha):       | 0.34                                                                  | Reason for discounted areas:                                                                                                                                                       |              |                         |
| Potential Yield:                  | 10                                                                    | Typology:                                                                                                                                                                          | 17           |                         |
| Proposed Use:                     | Residential                                                           | Comments on the size of site:                                                                                                                                                      |              |                         |
| <b>Suitability Criteria:</b>      |                                                                       | <b>Suitability Rating:</b>                                                                                                                                                         | <b>Amber</b> |                         |
| Proximity to Employment Areas     | 5                                                                     | Site is outside of any existing/proposed employment allocation                                                                                                                     |              |                         |
| Impact on Retail Areas            | 5                                                                     | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |              |                         |
| Proximity to the Workplace        | 5                                                                     | Site is within 2km walking distance of an employment allocation                                                                                                                    |              |                         |
| Public Transport                  | 0                                                                     | Site is in excess of 400m walking distance from all services                                                                                                                       |              |                         |
| PROW and Cycling Connectivity     | 0                                                                     | Site is not connected to either an existing PROW or cycle network                                                                                                                  |              |                         |
| Vehicle Access                    | 5                                                                     | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |              |                         |
| Strategic Road Access             | N/A                                                                   |                                                                                                                                                                                    |              |                         |
| Designated Heritage Assets        | 5                                                                     | Site does not contain any designated heritage assets                                                                                                                               |              |                         |
| Non-Designated Heritage Assets    | 5                                                                     | Site does not contain any non-designated heritage assets                                                                                                                           |              |                         |
| Archaeological Assets             | 5                                                                     | Site is not thought to contain any assets of archaeological interest                                                                                                               |              |                         |
| Minerals & Waste Constraints      | 5                                                                     | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |              |                         |
| Defined Open Space                | 5                                                                     | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |              |                         |
| Green Belt & Green Wedge          | 5                                                                     | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                |              |                         |
| Land Classification               | 0                                                                     | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |              |                         |
| Protected Natural Features        | 5                                                                     | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features           |              |                         |
| Flood Risk Constraints            | 5                                                                     | Site is wholly within Flood Zone 1                                                                                                                                                 |              |                         |
| Air Quality Management Areas      | 5                                                                     | Site is in excess of 500m from a designated AQMA                                                                                                                                   |              |                         |
| Ground Condition Constraints      | 5                                                                     | Ground treatment is not expected to be required                                                                                                                                    |              |                         |
| Neighbouring Constraints          | 5                                                                     | Site has no neighbouring constraints                                                                                                                                               |              |                         |
| Proximity to Key Services         | 0                                                                     | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                            |              |                         |
| Community Facilities              | 5                                                                     | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |              |                         |
| Comments on Suitability           | Within DSB. A1099 runs above site.                                    |                                                                                                                                                                                    |              |                         |
| <b>Availability Criteria:</b>     |                                                                       | <b>Availability Rating:</b>                                                                                                                                                        | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                     | Held by developer/willing owner/public sector                                                                                                                                      |              |                         |
| Land Condition                    | 4                                                                     | Established single use                                                                                                                                                             |              |                         |
| Legal Constraints                 | 5                                                                     | Site does not face any known legal issues                                                                                                                                          |              |                         |
| Planning Permission or Allocation | Permission 21/00880/FUL granted, awaiting start on site.              |                                                                                                                                                                                    |              |                         |
| Comments on Availability          | Site in use for other purposes.                                       |                                                                                                                                                                                    |              |                         |
| <b>Achievability Criteria:</b>    |                                                                       | <b>Achievability Rating:</b>                                                                                                                                                       | <b>Green</b> |                         |
| Viability                         | 5                                                                     | Development is likely viable                                                                                                                                                       |              |                         |
| Timescale for Deliverability      | 5                                                                     | Up to 5 years                                                                                                                                                                      |              |                         |
| Comments on Achievability         |                                                                       |                                                                                                                                                                                    |              |                         |



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| SHELAA Reference: 17SLAA3         |                                                                           | RAG Rating:                                                                                                                                                                        | Amber                 | 01 November 2025 |
| Site Address:                     | Land West Of Peartree Cottage, Braintree Road, Little Waltham, Chelmsford |                                                                                                                                                                                    |                       |                  |
| Parish:                           | Little Waltham                                                            | Total Score:                                                                                                                                                                       | 106                   |                  |
| Developable Site Area (ha):       | 0.78                                                                      | Reason for discounted areas:                                                                                                                                                       |                       |                  |
| Potential Yield:                  | 15                                                                        | Typology:                                                                                                                                                                          | 5                     |                  |
| Proposed Use:                     | Residential                                                               | Comments on the size of site:                                                                                                                                                      |                       |                  |
| Suitability Criteria:             |                                                                           |                                                                                                                                                                                    | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                         | Site is outside of any existing/proposed employment allocation                                                                                                                     |                       |                  |
| Impact on Retail Areas            | 5                                                                         | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |                       |                  |
| Proximity to the Workplace        | 5                                                                         | Site is within 2km walking distance of an employment allocation                                                                                                                    |                       |                  |
| Public Transport                  | 5                                                                         | Site is within 400m walking distance of one or more services                                                                                                                       |                       |                  |
| PROW and Cycling Connectivity     | 0                                                                         | Site is not connected to either an existing PROW or cycle network                                                                                                                  |                       |                  |
| Vehicle Access                    | 3                                                                         | There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site                                        |                       |                  |
| Strategic Road Access             | N/A                                                                       |                                                                                                                                                                                    |                       |                  |
| Designated Heritage Assets        | 5                                                                         | Site does not contain any designated heritage assets                                                                                                                               |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                         | Site does not contain any non-designated heritage assets                                                                                                                           |                       |                  |
| Archaeological Assets             | 5                                                                         | Site is not thought to contain any assets of archaeological interest                                                                                                               |                       |                  |
| Minerals & Waste Constraints      | 5                                                                         | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |                       |                  |
| Defined Open Space                | 5                                                                         | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |                       |                  |
| Green Belt & Green Wedge          | 5                                                                         | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                |                       |                  |
| Land Classification               | 0                                                                         | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |                       |                  |
| Protected Natural Features        | 5                                                                         | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features           |                       |                  |
| Flood Risk Constraints            | 5                                                                         | Site is wholly within Flood Zone 1                                                                                                                                                 |                       |                  |
| Air Quality Management Areas      | 5                                                                         | Site is in excess of 500m from a designated AQMA                                                                                                                                   |                       |                  |
| Ground Condition Constraints      | 5                                                                         | Ground treatment is not expected to be required                                                                                                                                    |                       |                  |
| Neighbouring Constraints          | 5                                                                         | Site has no neighbouring constraints                                                                                                                                               |                       |                  |
| Proximity to Key Services         | 0                                                                         | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                            |                       |                  |
| Community Facilities              | 5                                                                         | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |                       |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops.                                    |                                                                                                                                                                                    |                       |                  |
| Availability Criteria:            |                                                                           |                                                                                                                                                                                    | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                         | Held by developer/willing owner/public sector                                                                                                                                      |                       |                  |
| Land Condition                    | 5                                                                         | Vacant land & buildings                                                                                                                                                            |                       |                  |
| Legal Constraints                 | 3                                                                         | Site may possibly face legal issues                                                                                                                                                |                       |                  |
| Planning Permission or Allocation | N/A                                                                       |                                                                                                                                                                                    |                       |                  |
| Comments on Availability          | Building covenant in place from previous owners.                          |                                                                                                                                                                                    |                       |                  |
| Achievability Criteria:           |                                                                           |                                                                                                                                                                                    | Achievability Rating: | Green            |
| Viability                         | 5                                                                         | Development is likely viable                                                                                                                                                       |                       |                  |
| Timescale for Deliverability      | 5                                                                         | Up to 5 years                                                                                                                                                                      |                       |                  |
| Comments on Achievability         |                                                                           |                                                                                                                                                                                    |                       |                  |

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| SHELAA Reference: 17SLAA4         |                                                                                                                               | RAG Rating:                                                                                                                                                                          | Amber                 | 01 November 2025 |
| Site Address:                     | Land North Of Baileys Cottage, Chatham Green, Little Waltham, Chelmsford, Essex                                               |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Little Waltham                                                                                                                | Total Score:                                                                                                                                                                         | 113                   |                  |
| Developable Site Area (ha):       | 1.08                                                                                                                          | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 21                                                                                                                            | Typology:                                                                                                                                                                            | 4                     |                  |
| Proposed Use:                     | Residential                                                                                                                   | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                               |                                                                                                                                                                                      | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                             | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                             | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                             | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 5                                                                                                                             | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                             | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                                                                             | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                           |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                             | Site does not contain any designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                             | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                                                                             | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                             | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                                                                             | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                             | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 0                                                                                                                             | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 5                                                                                                                             | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                             | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                             | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                             | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                             | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 0                                                                                                                             | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                       |                  |
| Community Facilities              | 3                                                                                                                             | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Two entrances/exits, one either end of the plot of land bordering Chatham Green Lane. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                               |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                             | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 5                                                                                                                             | Vacant land & buildings                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                                                             | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                           |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          |                                                                                                                               |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                               |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                             | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                             | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                               |                                                                                                                                                                                      |                       |                  |

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| <b>SHELAA Reference: 17SLAA5</b>  |                                                                                                                                                   | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                     | Field At Crondon Park Lane, Stock, Ingatestone, Essex                                                                                             |                                                                                                                                                                                      |              |                         |
| Parish:                           | Stock                                                                                                                                             | Total Score:                                                                                                                                                                         | 101          |                         |
| Developable Site Area (ha):       | 9.19                                                                                                                                              | Reason for discounted areas:                                                                                                                                                         |              |                         |
| Potential Yield:                  | 158                                                                                                                                               | Typology:                                                                                                                                                                            | 2            |                         |
| Proposed Use:                     | Residential                                                                                                                                       | Comments on the size of site:                                                                                                                                                        |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                                                                                   | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Red</b>   |                         |
| Proximity to Employment Areas     | 5                                                                                                                                                 | Site is outside of any existing/proposed employment allocation                                                                                                                       |              |                         |
| Impact on Retail Areas            | 5                                                                                                                                                 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |              |                         |
| Proximity to the Workplace        | 5                                                                                                                                                 | Site is within 2km walking distance of an employment allocation                                                                                                                      |              |                         |
| Public Transport                  | 5                                                                                                                                                 | Site is within 400m walking distance of one or more services                                                                                                                         |              |                         |
| PROW and Cycling Connectivity     | 5                                                                                                                                                 | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |              |                         |
| Vehicle Access                    | 5                                                                                                                                                 | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |              |                         |
| Strategic Road Access             | N/A                                                                                                                                               |                                                                                                                                                                                      |              |                         |
| Designated Heritage Assets        | 3                                                                                                                                                 | Site is adjacent to one or more designated heritage assets                                                                                                                           |              |                         |
| Non-Designated Heritage Assets    | 3                                                                                                                                                 | Site is adjacent to one or more non-designated heritage assets                                                                                                                       |              |                         |
| Archaeological Assets             | 5                                                                                                                                                 | Site is not thought to contain any assets of archaeological interest                                                                                                                 |              |                         |
| Minerals & Waste Constraints      | 2                                                                                                                                                 | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment           |              |                         |
| Defined Open Space                | 5                                                                                                                                                 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |              |                         |
| Green Belt & Green Wedge          | 0                                                                                                                                                 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |              |                         |
| Land Classification               | 0                                                                                                                                                 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |              |                         |
| Protected Natural Features        | 0                                                                                                                                                 | Site partially or wholly comprises of one or more protected natural features                                                                                                         |              |                         |
| Flood Risk Constraints            | 5                                                                                                                                                 | Site is wholly within Flood Zone 1                                                                                                                                                   |              |                         |
| Air Quality Management Areas      | 5                                                                                                                                                 | Site is in excess of 500m from a designated AQMA                                                                                                                                     |              |                         |
| Ground Condition Constraints      | 5                                                                                                                                                 | Ground treatment is not expected to be required                                                                                                                                      |              |                         |
| Neighbouring Constraints          | 5                                                                                                                                                 | Site has no neighbouring constraints                                                                                                                                                 |              |                         |
| Proximity to Key Services         | 5                                                                                                                                                 | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                        |              |                         |
| Community Facilities              | 3                                                                                                                                                 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |              |                         |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Adjacent to conservation area and Grade II listed buliding. Adjacent to a landscape of local value. (Green |                                                                                                                                                                                      |              |                         |
| <b>Availability Criteria:</b>     |                                                                                                                                                   | <b>Availability Rating:</b>                                                                                                                                                          | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                                                                                 | Held by developer/willing owner/public sector                                                                                                                                        |              |                         |
| Land Condition                    | 5                                                                                                                                                 | Vacant land & buildings                                                                                                                                                              |              |                         |
| Legal Constraints                 | 5                                                                                                                                                 | Site does not face any known legal issues                                                                                                                                            |              |                         |
| Planning Permission or Allocation | N/A                                                                                                                                               |                                                                                                                                                                                      |              |                         |
| Comments on Availability          |                                                                                                                                                   |                                                                                                                                                                                      |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                                                                                   | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b> |                         |
| Viability                         | 5                                                                                                                                                 | Development is likely viable                                                                                                                                                         |              |                         |
| Timescale for Deliverability      | 5                                                                                                                                                 | Up to 5 years                                                                                                                                                                        |              |                         |
| Comments on Achievability         |                                                                                                                                                   |                                                                                                                                                                                      |              |                         |

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| <b>SHELAA Reference: 17SLAA6</b>  |                                                               | <b>RAG Rating:</b>                                                                                                                                                                 | <b>Amber</b> | <b>01 November 2025</b> |
| Site Address:                     | Land South Of Mill View, Blasford Hill, Chelmsford, Essex     |                                                                                                                                                                                    |              |                         |
| Parish:                           | Little Waltham                                                | Total Score:                                                                                                                                                                       | 113          |                         |
| Developable Site Area (ha):       | 0.34                                                          | Reason for discounted areas:                                                                                                                                                       |              |                         |
| Potential Yield:                  | 10                                                            | Typology:                                                                                                                                                                          | 17           |                         |
| Proposed Use:                     | Residential                                                   | Comments on the size of site:                                                                                                                                                      |              |                         |
| <b>Suitability Criteria:</b>      |                                                               | <b>Suitability Rating:</b>                                                                                                                                                         | <b>Amber</b> |                         |
| Proximity to Employment Areas     | 5                                                             | Site is outside of any existing/proposed employment allocation                                                                                                                     |              |                         |
| Impact on Retail Areas            | 5                                                             | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |              |                         |
| Proximity to the Workplace        | 5                                                             | Site is within 2km walking distance of an employment allocation                                                                                                                    |              |                         |
| Public Transport                  | 5                                                             | Site is within 400m walking distance of one or more services                                                                                                                       |              |                         |
| PROW and Cycling Connectivity     | 5                                                             | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |              |                         |
| Vehicle Access                    | 5                                                             | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |              |                         |
| Strategic Road Access             | N/A                                                           |                                                                                                                                                                                    |              |                         |
| Designated Heritage Assets        | 5                                                             | Site does not contain any designated heritage assets                                                                                                                               |              |                         |
| Non-Designated Heritage Assets    | 5                                                             | Site does not contain any non-designated heritage assets                                                                                                                           |              |                         |
| Archaeological Assets             | 5                                                             | Site is not thought to contain any assets of archaeological interest                                                                                                               |              |                         |
| Minerals & Waste Constraints      | 5                                                             | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |              |                         |
| Defined Open Space                | 5                                                             | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |              |                         |
| Green Belt & Green Wedge          | 0                                                             | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                      |              |                         |
| Land Classification               | 0                                                             | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |              |                         |
| Protected Natural Features        | 5                                                             | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features           |              |                         |
| Flood Risk Constraints            | 5                                                             | Site is wholly within Flood Zone 1                                                                                                                                                 |              |                         |
| Air Quality Management Areas      | 5                                                             | Site is in excess of 500m from a designated AQMA                                                                                                                                   |              |                         |
| Ground Condition Constraints      | 5                                                             | Ground treatment is not expected to be required                                                                                                                                    |              |                         |
| Neighbouring Constraints          | 5                                                             | Site has no neighbouring constraints                                                                                                                                               |              |                         |
| Proximity to Key Services         | 3                                                             | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                       |              |                         |
| Community Facilities              | 5                                                             | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |              |                         |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Access via Mill View. |                                                                                                                                                                                    |              |                         |
| <b>Availability Criteria:</b>     |                                                               | <b>Availability Rating:</b>                                                                                                                                                        | <b>Green</b> |                         |
| Land Ownership                    | 5                                                             | Held by developer/willing owner/public sector                                                                                                                                      |              |                         |
| Land Condition                    | 5                                                             | Vacant land & buildings                                                                                                                                                            |              |                         |
| Legal Constraints                 | 5                                                             | Site does not face any known legal issues                                                                                                                                          |              |                         |
| Planning Permission or Allocation | N/A                                                           |                                                                                                                                                                                    |              |                         |
| Comments on Availability          |                                                               |                                                                                                                                                                                    |              |                         |
| <b>Achievability Criteria:</b>    |                                                               | <b>Achievability Rating:</b>                                                                                                                                                       | <b>Green</b> |                         |
| Viability                         | 5                                                             | Development is likely viable                                                                                                                                                       |              |                         |
| Timescale for Deliverability      | 5                                                             | Up to 5 years                                                                                                                                                                      |              |                         |
| Comments on Achievability         |                                                               |                                                                                                                                                                                    |              |                         |

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| SHELAA Reference: 17SLAA7         |                                                                                                                                | RAG Rating:                                                                                                                                                                          | Amber                         | 01 November 2025 |
| Site Address:                     | Land South Of Windmill Farm, Back Lane, East Hanningfield, Chelmsford                                                          |                                                                                                                                                                                      |                               |                  |
| Parish:                           | East Hanningfield                                                                                                              | Total Score:                                                                                                                                                                         | 96                            |                  |
| Developable Site Area (ha):       | 2.087                                                                                                                          | Reason for discounted areas:                                                                                                                                                         | Gas pipe and Buffer (0.583ha) |                  |
| Potential Yield:                  | 41                                                                                                                             | Typology:                                                                                                                                                                            | 3                             |                  |
| Proposed Use:                     | Residential                                                                                                                    | Comments on the size of site:                                                                                                                                                        |                               |                  |
| Suitability Criteria:             |                                                                                                                                |                                                                                                                                                                                      | Suitability Rating:           | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                              | Site is outside of any existing/proposed employment allocation                                                                                                                       |                               |                  |
| Impact on Retail Areas            | 5                                                                                                                              | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                               |                  |
| Proximity to the Workplace        | 5                                                                                                                              | Site is within 2km walking distance of an employment allocation                                                                                                                      |                               |                  |
| Public Transport                  | 0                                                                                                                              | Site is in excess of 400m walking distance from all services                                                                                                                         |                               |                  |
| PROW and Cycling Connectivity     | 0                                                                                                                              | Site is not connected to either an existing PROW or cycle network                                                                                                                    |                               |                  |
| Vehicle Access                    | 5                                                                                                                              | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                               |                  |
| Strategic Road Access             | N/A                                                                                                                            |                                                                                                                                                                                      |                               |                  |
| Designated Heritage Assets        | 3                                                                                                                              | Site is adjacent to one or more designated heritage assets                                                                                                                           |                               |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                              | Site does not contain any non-designated heritage assets                                                                                                                             |                               |                  |
| Archaeological Assets             | 5                                                                                                                              | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                               |                  |
| Minerals & Waste Constraints      | 5                                                                                                                              | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                               |                  |
| Defined Open Space                | 5                                                                                                                              | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                               |                  |
| Green Belt & Green Wedge          | 5                                                                                                                              | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                               |                  |
| Land Classification               | 0                                                                                                                              | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                               |                  |
| Protected Natural Features        | 0                                                                                                                              | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                               |                  |
| Flood Risk Constraints            | 5                                                                                                                              | Site is wholly within Flood Zone 1                                                                                                                                                   |                               |                  |
| Air Quality Management Areas      | 5                                                                                                                              | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                               |                  |
| Ground Condition Constraints      | 5                                                                                                                              | Ground treatment is not expected to be required                                                                                                                                      |                               |                  |
| Neighbouring Constraints          | 5                                                                                                                              | Site has no neighbouring constraints                                                                                                                                                 |                               |                  |
| Proximity to Key Services         | 0                                                                                                                              | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                               |                  |
| Community Facilities              | 3                                                                                                                              | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                               |                  |
| Comments on Suitability           | Adjacent to DSB. Adajcent Grade II listed building.TPO 2014/014 is located within 15m of the site and might be a veteran tree. |                                                                                                                                                                                      |                               |                  |
| Availability Criteria:            |                                                                                                                                |                                                                                                                                                                                      | Availability Rating:          | Green            |
| Land Ownership                    | 5                                                                                                                              | Held by developer/willing owner/public sector                                                                                                                                        |                               |                  |
| Land Condition                    | 5                                                                                                                              | Vacant land & buildings                                                                                                                                                              |                               |                  |
| Legal Constraints                 | 5                                                                                                                              | Site does not face any known legal issues                                                                                                                                            |                               |                  |
| Planning Permission or Allocation | N/A                                                                                                                            |                                                                                                                                                                                      |                               |                  |
| Comments on Availability          |                                                                                                                                |                                                                                                                                                                                      |                               |                  |
| Achievability Criteria:           |                                                                                                                                |                                                                                                                                                                                      | Achievability Rating:         | Green            |
| Viability                         | 5                                                                                                                              | Development is likely viable                                                                                                                                                         |                               |                  |
| Timescale for Deliverability      | 5                                                                                                                              | Up to 5 years                                                                                                                                                                        |                               |                  |
| Comments on Achievability         |                                                                                                                                |                                                                                                                                                                                      |                               |                  |

|                                   |                                                                             |                                                                                                                                                                                    |                       |                  |
|-----------------------------------|-----------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------|
| SHELAA Reference: 17SLAA9         |                                                                             | RAG Rating:                                                                                                                                                                        | Amber                 | 01 November 2025 |
| Site Address:                     | Rembrandt House, Blasford Hill, Little Waltham, Chelmsford, Essex, CM3 3PF  |                                                                                                                                                                                    |                       |                  |
| Parish:                           | Little Waltham                                                              | Total Score:                                                                                                                                                                       | 107                   |                  |
| Developable Site Area (ha):       | 0.46                                                                        | Reason for discounted areas:                                                                                                                                                       |                       |                  |
| Potential Yield:                  | 11                                                                          | Typology:                                                                                                                                                                          | 17                    |                  |
| Proposed Use:                     | Residential                                                                 | Comments on the size of site:                                                                                                                                                      |                       |                  |
| Suitability Criteria:             |                                                                             |                                                                                                                                                                                    | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                           | Site is outside of any existing/proposed employment allocation                                                                                                                     |                       |                  |
| Impact on Retail Areas            | 5                                                                           | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |                       |                  |
| Proximity to the Workplace        | 5                                                                           | Site is within 2km walking distance of an employment allocation                                                                                                                    |                       |                  |
| Public Transport                  | 5                                                                           | Site is within 400m walking distance of one or more services                                                                                                                       |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                           | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |                       |                  |
| Vehicle Access                    | 5                                                                           | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |                       |                  |
| Strategic Road Access             | N/A                                                                         |                                                                                                                                                                                    |                       |                  |
| Designated Heritage Assets        | 5                                                                           | Site does not contain any designated heritage assets                                                                                                                               |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                           | Site does not contain any non-designated heritage assets                                                                                                                           |                       |                  |
| Archaeological Assets             | 5                                                                           | Site is not thought to contain any assets of archaeological interest                                                                                                               |                       |                  |
| Minerals & Waste Constraints      | 5                                                                           | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |                       |                  |
| Defined Open Space                | 5                                                                           | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |                       |                  |
| Green Belt & Green Wedge          | 0                                                                           | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                      |                       |                  |
| Land Classification               | 0                                                                           | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |                       |                  |
| Protected Natural Features        | 0                                                                           | Site partially or wholly comprises of one or more protected natural features                                                                                                       |                       |                  |
| Flood Risk Constraints            | 5                                                                           | Site is wholly within Flood Zone 1                                                                                                                                                 |                       |                  |
| Air Quality Management Areas      | 5                                                                           | Site is in excess of 500m from a designated AQMA                                                                                                                                   |                       |                  |
| Ground Condition Constraints      | 5                                                                           | Ground treatment is not expected to be required                                                                                                                                    |                       |                  |
| Neighbouring Constraints          | 5                                                                           | Site has no neighbouring constraints                                                                                                                                               |                       |                  |
| Proximity to Key Services         | 3                                                                           | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                       |                       |                  |
| Community Facilities              | 5                                                                           | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |                       |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. 0.024ha protected under TPO/2011/006 |                                                                                                                                                                                    |                       |                  |
| Availability Criteria:            |                                                                             |                                                                                                                                                                                    | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                           | Held by developer/willing owner/public sector                                                                                                                                      |                       |                  |
| Land Condition                    | 4                                                                           | Established single use                                                                                                                                                             |                       |                  |
| Legal Constraints                 | 5                                                                           | Site does not face any known legal issues                                                                                                                                          |                       |                  |
| Planning Permission or Allocation | N/A                                                                         |                                                                                                                                                                                    |                       |                  |
| Comments on Availability          | Site currently in use for other purposes.                                   |                                                                                                                                                                                    |                       |                  |
| Achievability Criteria:           |                                                                             |                                                                                                                                                                                    | Achievability Rating: | Green            |
| Viability                         | 5                                                                           | Development is likely viable                                                                                                                                                       |                       |                  |
| Timescale for Deliverability      | 5                                                                           | Up to 5 years                                                                                                                                                                      |                       |                  |
| Comments on Achievability         |                                                                             |                                                                                                                                                                                    |                       |                  |

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| SHELAA Reference: 17SLAA11        |                                                                                                                                                                                      | RAG Rating:                                                                                                                                                                                                                                                            | Amber                                                       | 01 November 2025 |
| Site Address:                     | Land North Of Cranham Road, Little Waltham, Chelmsford, Essex                                                                                                                        |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Parish:                           | Little Waltham                                                                                                                                                                       | Total Score:                                                                                                                                                                                                                                                           | 73                                                          |                  |
| Developable Site Area (ha):       | 8.49                                                                                                                                                                                 | Reason for discounted areas:                                                                                                                                                                                                                                           |                                                             |                  |
| Potential Yield:                  | 0                                                                                                                                                                                    | Typology:                                                                                                                                                                                                                                                              | 34                                                          |                  |
| Proposed Use:                     | Employment                                                                                                                                                                           | Comments on the size of site:                                                                                                                                                                                                                                          | Size of site is potentially suitable for all employment use |                  |
| Suitability Criteria:             |                                                                                                                                                                                      | Suitability Rating:                                                                                                                                                                                                                                                    | Amber                                                       |                  |
| Proximity to Employment Areas     | N/A                                                                                                                                                                                  |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Impact on Retail Areas            | N/A                                                                                                                                                                                  |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Proximity to the Workplace        | N/A                                                                                                                                                                                  |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Public Transport                  | 0                                                                                                                                                                                    | Site is in excess of 400m walking distance from all services                                                                                                                                                                                                           |                                                             |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                    | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                                                                                 |                                                             |                  |
| Vehicle Access                    | 5                                                                                                                                                                                    | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                                                                                       |                                                             |                  |
| Strategic Road Access             | 0                                                                                                                                                                                    | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road                                                                                                                                 |                                                             |                  |
| Designated Heritage Assets        | 5                                                                                                                                                                                    | Site does not contain any designated heritage assets                                                                                                                                                                                                                   |                                                             |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                    | Site does not contain any non-designated heritage assets                                                                                                                                                                                                               |                                                             |                  |
| Archaeological Assets             | 5                                                                                                                                                                                    | Site is not thought to contain any assets of archaeological interest                                                                                                                                                                                                   |                                                             |                  |
| Minerals & Waste Constraints      | 0                                                                                                                                                                                    | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development |                                                             |                  |
| Defined Open Space                | 5                                                                                                                                                                                    | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                                                                                       |                                                             |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                    | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                                                                                    |                                                             |                  |
| Land Classification               | 0                                                                                                                                                                                    | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                                                                           |                                                             |                  |
| Protected Natural Features        | 0                                                                                                                                                                                    | Site partially or wholly comprises of one or more protected natural features                                                                                                                                                                                           |                                                             |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                    | Site is wholly within Flood Zone 1                                                                                                                                                                                                                                     |                                                             |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                    | Site is in excess of 500m from a designated AQMA                                                                                                                                                                                                                       |                                                             |                  |
| Ground Condition Constraints      | 3                                                                                                                                                                                    | Ground treatment is expected to be required on part of the site                                                                                                                                                                                                        |                                                             |                  |
| Neighbouring Constraints          | N/A                                                                                                                                                                                  |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Proximity to Key Services         | N/A                                                                                                                                                                                  |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Community Facilities              | 5                                                                                                                                                                                    | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                                                                      |                                                             |                  |
| Comments on Suitability           | Outside of DSB. Adjacent to Drakes Lane employment area. 0.147ha protected under TPO/2003/076 in the northern part of the site..Priority 4 contaminated land SOPC000240 within site. |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Availability Criteria:            |                                                                                                                                                                                      | Availability Rating:                                                                                                                                                                                                                                                   | Yellow                                                      |                  |
| Land Ownership                    | 3                                                                                                                                                                                    | Promoter has an option to purchase site or collaborate with existing owner                                                                                                                                                                                             |                                                             |                  |
| Land Condition                    | 5                                                                                                                                                                                    | Vacant land & buildings                                                                                                                                                                                                                                                |                                                             |                  |
| Legal Constraints                 | 3                                                                                                                                                                                    | Site may possibly face legal issues                                                                                                                                                                                                                                    |                                                             |                  |
| Planning Permission or Allocation | Permission 21/00450/REM granted, awaiting start on site                                                                                                                              |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Comments on Availability          | Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.                                           |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Achievability Criteria:           |                                                                                                                                                                                      | Achievability Rating:                                                                                                                                                                                                                                                  | Yellow                                                      |                  |
| Viability                         | 5                                                                                                                                                                                    | Development is likely viable                                                                                                                                                                                                                                           |                                                             |                  |
| Timescale for Deliverability      | 4                                                                                                                                                                                    | Over 5 years                                                                                                                                                                                                                                                           |                                                             |                  |
| Comments on Achievability         |                                                                                                                                                                                      |                                                                                                                                                                                                                                                                        |                                                             |                  |



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| SHELAA Reference: 17SLAA12        |                                                                                          | RAG Rating:                                                                                                                                                                          | Amber                            | 01 November 2025 |
| Site Address:                     | Bushy Hill Communication Station, Edwins Hall Road, Woodham Ferrers, Chelmsford, CM3 8RU |                                                                                                                                                                                      |                                  |                  |
| Parish:                           | South Woodham Ferrers                                                                    | Total Score:                                                                                                                                                                         | 101                              |                  |
| Developable Site Area (ha):       | 1.725                                                                                    | Reason for discounted areas:                                                                                                                                                         | Electricity substation (0.005ha) |                  |
| Potential Yield:                  | 72                                                                                       | Typology:                                                                                                                                                                            | 7                                |                  |
| Proposed Use:                     | Residential                                                                              | Comments on the size of site:                                                                                                                                                        |                                  |                  |
| Suitability Criteria:             |                                                                                          |                                                                                                                                                                                      | Suitability Rating:              | Amber            |
| Proximity to Employment Areas     | 5                                                                                        | Site is outside of any existing/proposed employment allocation                                                                                                                       |                                  |                  |
| Impact on Retail Areas            | 5                                                                                        | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                                  |                  |
| Proximity to the Workplace        | 5                                                                                        | Site is within 2km walking distance of an employment allocation                                                                                                                      |                                  |                  |
| Public Transport                  | 0                                                                                        | Site is in excess of 400m walking distance from all services                                                                                                                         |                                  |                  |
| PROW and Cycling Connectivity     | 5                                                                                        | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                                  |                  |
| Vehicle Access                    | 5                                                                                        | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                                  |                  |
| Strategic Road Access             | N/A                                                                                      |                                                                                                                                                                                      |                                  |                  |
| Designated Heritage Assets        | 5                                                                                        | Site does not contain any designated heritage assets                                                                                                                                 |                                  |                  |
| Non-Designated Heritage Assets    | 5                                                                                        | Site does not contain any non-designated heritage assets                                                                                                                             |                                  |                  |
| Archaeological Assets             | 5                                                                                        | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                                  |                  |
| Minerals & Waste Constraints      | 5                                                                                        | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                                  |                  |
| Defined Open Space                | 5                                                                                        | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                                  |                  |
| Green Belt & Green Wedge          | 5                                                                                        | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                                  |                  |
| Land Classification               | 5                                                                                        | Site is predominantly Previously Developed Land                                                                                                                                      |                                  |                  |
| Protected Natural Features        | 0                                                                                        | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                                  |                  |
| Flood Risk Constraints            | 5                                                                                        | Site is wholly within Flood Zone 1                                                                                                                                                   |                                  |                  |
| Air Quality Management Areas      | 5                                                                                        | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                                  |                  |
| Ground Condition Constraints      | 3                                                                                        | Ground treatment is expected to be required on part of the site                                                                                                                      |                                  |                  |
| Neighbouring Constraints          | 0                                                                                        | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |                                  |                  |
| Proximity to Key Services         | 3                                                                                        | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |                                  |                  |
| Community Facilities              | 3                                                                                        | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                                  |                  |
| Comments on Suitability           | Outside of DSB. 0.003ha LoWS.                                                            |                                                                                                                                                                                      |                                  |                  |
| Availability Criteria:            |                                                                                          |                                                                                                                                                                                      | Availability Rating:             | Green            |
| Land Ownership                    | 5                                                                                        | Held by developer/willing owner/public sector                                                                                                                                        |                                  |                  |
| Land Condition                    | 2                                                                                        | Established multiple uses                                                                                                                                                            |                                  |                  |
| Legal Constraints                 | 5                                                                                        | Site does not face any known legal issues                                                                                                                                            |                                  |                  |
| Planning Permission or Allocation | Permission 22/02235/OUT received, yet to be determined                                   |                                                                                                                                                                                      |                                  |                  |
| Comments on Availability          | Site in use for other purposes.                                                          |                                                                                                                                                                                      |                                  |                  |
| Achievability Criteria:           |                                                                                          |                                                                                                                                                                                      | Achievability Rating:            | Green            |
| Viability                         | 5                                                                                        | Development is likely viable                                                                                                                                                         |                                  |                  |
| Timescale for Deliverability      | 5                                                                                        | Up to 5 years                                                                                                                                                                        |                                  |                  |
| Comments on Achievability         |                                                                                          |                                                                                                                                                                                      |                                  |                  |

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| SHELAA Reference: 17SLAA13        |                                                                                                                                                                                                                                                                                                                                                                                                                                          | RAG Rating:                                                                                                                                                                          | Red                   | 01 November 2025 |
| Site Address:                     | Land North East Of Skeggs Farm, Chelmsford Road, Writtle, Chelmsford, Essex                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Writtle                                                                                                                                                                                                                                                                                                                                                                                                                                  | Total Score:                                                                                                                                                                         | 81                    |                  |
| Developable Site Area (ha):       | 90.15                                                                                                                                                                                                                                                                                                                                                                                                                                    | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 1104                                                                                                                                                                                                                                                                                                                                                                                                                                     | Typology:                                                                                                                                                                            | 25                    |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                                                                                                                                                                                                                                              | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                      | Suitability Rating:   | Red              |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                                                                                                                                                                                                                        | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                                                                                                                                                                                                                        | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                                                                                                                                                                                                                        | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 5                                                                                                                                                                                                                                                                                                                                                                                                                                        | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                                                                                                                                                                                                                        | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                                                                                                                                                                                                                        | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 3                                                                                                                                                                                                                                                                                                                                                                                                                                        | Site is adjacent to one or more designated heritage assets                                                                                                                           |                       |                  |
| Non-Designated Heritage Assets    | 3                                                                                                                                                                                                                                                                                                                                                                                                                                        | Site is adjacent to one or more non-designated heritage assets                                                                                                                       |                       |                  |
| Archaeological Assets             | 3                                                                                                                                                                                                                                                                                                                                                                                                                                        | Site is thought to be adjacent to one or more assets of archaeological interest                                                                                                      |                       |                  |
| Minerals & Waste Constraints      | 2                                                                                                                                                                                                                                                                                                                                                                                                                                        | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment           |                       |                  |
| Defined Open Space                | 3                                                                                                                                                                                                                                                                                                                                                                                                                                        | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |                       |                  |
| Green Belt & Green Wedge          | 0                                                                                                                                                                                                                                                                                                                                                                                                                                        | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |                       |                  |
| Land Classification               | 0                                                                                                                                                                                                                                                                                                                                                                                                                                        | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                                                                                                                                                                                                                        | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                       |                  |
| Flood Risk Constraints            | 2                                                                                                                                                                                                                                                                                                                                                                                                                                        | Up to 25% of the site area is within Flood Zone 3                                                                                                                                    |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                                                                                                                                                                                                        | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 3                                                                                                                                                                                                                                                                                                                                                                                                                                        | Ground treatment is expected to be required on part of the site                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 0                                                                                                                                                                                                                                                                                                                                                                                                                                        | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |                       |                  |
| Proximity to Key Services         | 5                                                                                                                                                                                                                                                                                                                                                                                                                                        | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                        |                       |                  |
| Community Facilities              | 3                                                                                                                                                                                                                                                                                                                                                                                                                                        | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Adjacent to Urban Area. In range of bus stops. Adjacent to a conservation area. Adjacent to landscape of local interest. Natural Green Space (Limited Access), Park and Recreation Ground. 0.913ha protected under TPO/2008/051 on the edge of the site; 4.351ha LoWS.Priority 3 contaminated land SOPC000105 and Priority4 contaminated land SOPC000106 within site. ECC contaminated land CHL75, CHL76, CHL173 and CHL300 within site. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                      | Availability Rating:  | Yellow           |
| Land Ownership                    | 3                                                                                                                                                                                                                                                                                                                                                                                                                                        | Promoter has an option to purchase site or collaborate with existing owner                                                                                                           |                       |                  |
| Land Condition                    | 3                                                                                                                                                                                                                                                                                                                                                                                                                                        | Low intensity land uses                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 3                                                                                                                                                                                                                                                                                                                                                                                                                                        | Site may possibly face legal issues                                                                                                                                                  |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          | Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                                                                                                                                                                                                                                                                                        | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                                                                                                                                                                                                                        | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                      |                       |                  |

|                                   |                                                                                                               |                                                                                                                                                                                      |                       |                  |
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| SHELAA Reference: 17SLAA14        |                                                                                                               | RAG Rating:                                                                                                                                                                          | Amber                 | 01 November 2025 |
| Site Address:                     | Land South West Of Sunnyfields School, School Lane, Great Leighs, Chelmsford, Essex                           |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Great Leighs                                                                                                  | Total Score:                                                                                                                                                                         | 100                   |                  |
| Developable Site Area (ha):       | 6.66                                                                                                          | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 114                                                                                                           | Typology:                                                                                                                                                                            | 2                     |                  |
| Proposed Use:                     | Residential                                                                                                   | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                               |                                                                                                                                                                                      | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                             | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                             | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                                                             | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 5                                                                                                             | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                             | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                                                             | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                           |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 0                                                                                                             | Site contains one or more designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                             | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                                                             | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 2                                                                                                             | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment           |                       |                  |
| Defined Open Space                | 5                                                                                                             | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                             | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 0                                                                                                             | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 5                                                                                                             | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |                       |                  |
| Flood Risk Constraints            | 5                                                                                                             | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                             | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                                                             | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 0                                                                                                             | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |                       |                  |
| Proximity to Key Services         | 0                                                                                                             | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                       |                  |
| Community Facilities              | 3                                                                                                             | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Informal access off School Lane. Grade II listed building within site |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                               |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                             | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 5                                                                                                             | Vacant land & buildings                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                                             | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                           |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          |                                                                                                               |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                               |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                             | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                             | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                               |                                                                                                                                                                                      |                       |                  |

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| SHELAA Reference: 17SLAA15        |                                                                                                 | RAG Rating:                                                                                                                                                                          | Amber                                                       | 01 November 2025 |
| Site Address:                     | Land North West Of Eagle Villas, Main Road, Ford End, Chelmsford, Essex                         |                                                                                                                                                                                      |                                                             |                  |
| Parish:                           | Great Waltham                                                                                   | Total Score:                                                                                                                                                                         | 106                                                         |                  |
| Developable Site Area (ha):       | 1.25                                                                                            | Reason for discounted areas:                                                                                                                                                         |                                                             |                  |
| Potential Yield:                  | 24                                                                                              | Typology:                                                                                                                                                                            | 4+38                                                        |                  |
| Proposed Use:                     | Mixed Use                                                                                       | Comments on the size of site:                                                                                                                                                        | Size of site is potentially suitable for all employment use |                  |
| Suitability Criteria:             |                                                                                                 |                                                                                                                                                                                      | Suitability Rating:                                         | Amber            |
| Proximity to Employment Areas     | 5                                                                                               | Site is outside of any existing/proposed employment allocation                                                                                                                       |                                                             |                  |
| Impact on Retail Areas            | 5                                                                                               | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                                                             |                  |
| Proximity to the Workplace        | 5                                                                                               | Site is within 2km walking distance of an employment allocation                                                                                                                      |                                                             |                  |
| Public Transport                  | 5                                                                                               | Site is within 400m walking distance of one or more services                                                                                                                         |                                                             |                  |
| PROW and Cycling Connectivity     | 5                                                                                               | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                                                             |                  |
| Vehicle Access                    | 5                                                                                               | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                                                             |                  |
| Strategic Road Access             | 2                                                                                               | Site has direct access to or is adjacent to a safeguarded trunk road or B-road                                                                                                       |                                                             |                  |
| Designated Heritage Assets        | 3                                                                                               | Site is adjacent to one or more designated heritage assets                                                                                                                           |                                                             |                  |
| Non-Designated Heritage Assets    | 5                                                                                               | Site does not contain any non-designated heritage assets                                                                                                                             |                                                             |                  |
| Archaeological Assets             | 5                                                                                               | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                                                             |                  |
| Minerals & Waste Constraints      | 5                                                                                               | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                                                             |                  |
| Defined Open Space                | 0                                                                                               | The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                           |                                                             |                  |
| Green Belt & Green Wedge          | 5                                                                                               | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                                                             |                  |
| Land Classification               | 0                                                                                               | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                                                             |                  |
| Protected Natural Features        | 5                                                                                               | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |                                                             |                  |
| Flood Risk Constraints            | 5                                                                                               | Site is wholly within Flood Zone 1                                                                                                                                                   |                                                             |                  |
| Air Quality Management Areas      | 5                                                                                               | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                                                             |                  |
| Ground Condition Constraints      | 5                                                                                               | Ground treatment is not expected to be required                                                                                                                                      |                                                             |                  |
| Neighbouring Constraints          | 5                                                                                               | Site has no neighbouring constraints                                                                                                                                                 |                                                             |                  |
| Proximity to Key Services         | 0                                                                                               | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                                                             |                  |
| Community Facilities              | 3                                                                                               | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                                                             |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Adjacent Grade II listed buildings.Amenity Green Space. |                                                                                                                                                                                      |                                                             |                  |
| Availability Criteria:            |                                                                                                 |                                                                                                                                                                                      | Availability Rating:                                        | Green            |
| Land Ownership                    | 5                                                                                               | Held by developer/willing owner/public sector                                                                                                                                        |                                                             |                  |
| Land Condition                    | 3                                                                                               | Low intensity land uses                                                                                                                                                              |                                                             |                  |
| Legal Constraints                 | 5                                                                                               | Site does not face any known legal issues                                                                                                                                            |                                                             |                  |
| Planning Permission or Allocation | N/A                                                                                             |                                                                                                                                                                                      |                                                             |                  |
| Comments on Availability          | Site in use for other purposes.                                                                 |                                                                                                                                                                                      |                                                             |                  |
| Achievability Criteria:           |                                                                                                 |                                                                                                                                                                                      | Achievability Rating:                                       | Green            |
| Viability                         | 5                                                                                               | Development is likely viable                                                                                                                                                         |                                                             |                  |
| Timescale for Deliverability      | 5                                                                                               | Up to 5 years                                                                                                                                                                        |                                                             |                  |
| Comments on Achievability         |                                                                                                 |                                                                                                                                                                                      |                                                             |                  |

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| <b>SHELAA Reference: 17SLAA16</b> |                                                                                                                                                                                                     | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                     | Land North West Of The Spread Eagle, Main Road, Margaretting, Ingatestone, Essex                                                                                                                    |                                                                                                                                                                                      |              |                         |
| Parish:                           | Margaretting                                                                                                                                                                                        | Total Score:                                                                                                                                                                         | 91           |                         |
| Developable Site Area (ha):       | 4.56                                                                                                                                                                                                | Reason for discounted areas:                                                                                                                                                         |              |                         |
| Potential Yield:                  | 78                                                                                                                                                                                                  | Typology:                                                                                                                                                                            | 2            |                         |
| Proposed Use:                     | Residential                                                                                                                                                                                         | Comments on the size of site:                                                                                                                                                        |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                                                                                                                                     | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Red</b>   |                         |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                   | Site is outside of any existing/proposed employment allocation                                                                                                                       |              |                         |
| Impact on Retail Areas            | 5                                                                                                                                                                                                   | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |              |                         |
| Proximity to the Workplace        | 0                                                                                                                                                                                                   | Site is in excess of 2km walking distance of an employment allocation                                                                                                                |              |                         |
| Public Transport                  | 5                                                                                                                                                                                                   | Site is within 400m walking distance of one or more services                                                                                                                         |              |                         |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                   | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |              |                         |
| Vehicle Access                    | 5                                                                                                                                                                                                   | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |              |                         |
| Strategic Road Access             | N/A                                                                                                                                                                                                 |                                                                                                                                                                                      |              |                         |
| Designated Heritage Assets        | 3                                                                                                                                                                                                   | Site is adjacent to one or more designated heritage assets                                                                                                                           |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                   | Site does not contain any non-designated heritage assets                                                                                                                             |              |                         |
| Archaeological Assets             | 5                                                                                                                                                                                                   | Site is not thought to contain any assets of archaeological interest                                                                                                                 |              |                         |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                   | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |              |                         |
| Defined Open Space                | 5                                                                                                                                                                                                   | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |              |                         |
| Green Belt & Green Wedge          | 0                                                                                                                                                                                                   | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |              |                         |
| Land Classification               | 0                                                                                                                                                                                                   | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |              |                         |
| Protected Natural Features        | 0                                                                                                                                                                                                   | Site partially or wholly comprises of one or more protected natural features                                                                                                         |              |                         |
| Flood Risk Constraints            | 5                                                                                                                                                                                                   | Site is wholly within Flood Zone 1                                                                                                                                                   |              |                         |
| Air Quality Management Areas      | 5                                                                                                                                                                                                   | Site is in excess of 500m from a designated AQMA                                                                                                                                     |              |                         |
| Ground Condition Constraints      | 5                                                                                                                                                                                                   | Ground treatment is not expected to be required                                                                                                                                      |              |                         |
| Neighbouring Constraints          | 0                                                                                                                                                                                                   | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |              |                         |
| Proximity to Key Services         | 0                                                                                                                                                                                                   | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |              |                         |
| Community Facilities              | 3                                                                                                                                                                                                   | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |              |                         |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Access off Roman Road. Adjacent to conservation area. Handful of trees on boundary protected under TPO/2004/042 and Oak Stables Meadow (LoWS) borders site. |                                                                                                                                                                                      |              |                         |
| <b>Availability Criteria:</b>     |                                                                                                                                                                                                     | <b>Availability Rating:</b>                                                                                                                                                          | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                                                                                                                                   | Held by developer/willing owner/public sector                                                                                                                                        |              |                         |
| Land Condition                    | 5                                                                                                                                                                                                   | Vacant land & buildings                                                                                                                                                              |              |                         |
| Legal Constraints                 | 5                                                                                                                                                                                                   | Site does not face any known legal issues                                                                                                                                            |              |                         |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                 |                                                                                                                                                                                      |              |                         |
| Comments on Availability          |                                                                                                                                                                                                     |                                                                                                                                                                                      |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                                                                                                                                     | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b> |                         |
| Viability                         | 5                                                                                                                                                                                                   | Development is likely viable                                                                                                                                                         |              |                         |
| Timescale for Deliverability      | 5                                                                                                                                                                                                   | Up to 5 years                                                                                                                                                                        |              |                         |
| Comments on Achievability         |                                                                                                                                                                                                     |                                                                                                                                                                                      |              |                         |

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| SHELAA Reference: 17SLAA17        |                                                                                                                                                                                         | RAG Rating:                                                                                                                                                                          | Red                   | 01 November 2025 |
| Site Address:                     | Field 2284 South Of Maltings Road, Battlesbridge, Wickford, Essex                                                                                                                       |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Rettendon                                                                                                                                                                               | Total Score:                                                                                                                                                                         | 80                    |                  |
| Developable Site Area (ha):       | 3.84                                                                                                                                                                                    | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 75                                                                                                                                                                                      | Typology:                                                                                                                                                                            | 3                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                                             | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                         |                                                                                                                                                                                      | Suitability Rating:   | Red              |
| Proximity to Employment Areas     | 5                                                                                                                                                                                       | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                       | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                       | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 5                                                                                                                                                                                       | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                       | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                       | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                     |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 0                                                                                                                                                                                       | Site contains one or more designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                       | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                                       | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                       | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                                       | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 0                                                                                                                                                                                       | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |                       |                  |
| Land Classification               | 3                                                                                                                                                                                       | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use                                   |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                                       | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                       |                  |
| Flood Risk Constraints            | 0                                                                                                                                                                                       | Over 50% of the site area is within Flood Zone 3                                                                                                                                     |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                       | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 3                                                                                                                                                                                       | Ground treatment is expected to be required on part of the site                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 0                                                                                                                                                                                       | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |                       |                  |
| Proximity to Key Services         | 0                                                                                                                                                                                       | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                       |                  |
| Community Facilities              | 3                                                                                                                                                                                       | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Access to Maltings Road. Partially within conservation area. Within Marine Conservation Zone. ECC contaminated land CHL13 and CHL14 within site. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                         |                                                                                                                                                                                      | Availability Rating:  | Yellow           |
| Land Ownership                    | 0                                                                                                                                                                                       | Known to be in particularly complex/multiple ownership                                                                                                                               |                       |                  |
| Land Condition                    | 3                                                                                                                                                                                       | Low intensity land uses                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 3                                                                                                                                                                                       | Site may possibly face legal issues                                                                                                                                                  |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                     |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          | Multiple ownership. No evidence of all landowner/s support with submission. Entire site not within promoters control. Site currently in use for other purposes.                         |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                         |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                                       | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                       | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                         |                                                                                                                                                                                      |                       |                  |

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| <b>SHELAA Reference: 17SLAA18</b> |                                                                                                                                            | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Red</b>    | <b>01 November 2025</b> |
| Site Address:                     | Lathcoats Farm Shop, Beehive Lane, Great Baddow, Chelmsford, CM2 8LX                                                                       |                                                                                                                                                                                      |               |                         |
| Parish:                           | Great Baddow                                                                                                                               | Total Score:                                                                                                                                                                         | 108           |                         |
| Developable Site Area (ha):       | 15.29                                                                                                                                      | Reason for discounted areas:                                                                                                                                                         |               |                         |
| Potential Yield:                  | 262                                                                                                                                        | Typology:                                                                                                                                                                            | 1             |                         |
| Proposed Use:                     | Residential                                                                                                                                | Comments on the size of site:                                                                                                                                                        |               |                         |
| <b>Suitability Criteria:</b>      |                                                                                                                                            | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Red</b>    |                         |
| Proximity to Employment Areas     | 5                                                                                                                                          | Site is outside of any existing/proposed employment allocation                                                                                                                       |               |                         |
| Impact on Retail Areas            | 5                                                                                                                                          | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |               |                         |
| Proximity to the Workplace        | 5                                                                                                                                          | Site is within 2km walking distance of an employment allocation                                                                                                                      |               |                         |
| Public Transport                  | 5                                                                                                                                          | Site is within 400m walking distance of one or more services                                                                                                                         |               |                         |
| PROW and Cycling Connectivity     | 5                                                                                                                                          | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |               |                         |
| Vehicle Access                    | 5                                                                                                                                          | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |               |                         |
| Strategic Road Access             | N/A                                                                                                                                        |                                                                                                                                                                                      |               |                         |
| Designated Heritage Assets        | 3                                                                                                                                          | Site is adjacent to one or more designated heritage assets                                                                                                                           |               |                         |
| Non-Designated Heritage Assets    | 5                                                                                                                                          | Site does not contain any non-designated heritage assets                                                                                                                             |               |                         |
| Archaeological Assets             | 5                                                                                                                                          | Site is not thought to contain any assets of archaeological interest                                                                                                                 |               |                         |
| Minerals & Waste Constraints      | 5                                                                                                                                          | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |               |                         |
| Defined Open Space                | 5                                                                                                                                          | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |               |                         |
| Green Belt & Green Wedge          | 0                                                                                                                                          | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |               |                         |
| Land Classification               | 3                                                                                                                                          | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use                                   |               |                         |
| Protected Natural Features        | 5                                                                                                                                          | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |               |                         |
| Flood Risk Constraints            | 5                                                                                                                                          | Site is wholly within Flood Zone 1                                                                                                                                                   |               |                         |
| Air Quality Management Areas      | 5                                                                                                                                          | Site is in excess of 500m from a designated AQMA                                                                                                                                     |               |                         |
| Ground Condition Constraints      | 5                                                                                                                                          | Ground treatment is not expected to be required                                                                                                                                      |               |                         |
| Neighbouring Constraints          | 5                                                                                                                                          | Site has no neighbouring constraints                                                                                                                                                 |               |                         |
| Proximity to Key Services         | 3                                                                                                                                          | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |               |                         |
| Community Facilities              | 3                                                                                                                                          | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |               |                         |
| Comments on Suitability           | Adjacent to Urban Area. In range of bus stops. Direct access to the site via Beehive Lane. Adjacent to grade 2 listed building.            |                                                                                                                                                                                      |               |                         |
| <b>Availability Criteria:</b>     |                                                                                                                                            | <b>Availability Rating:</b>                                                                                                                                                          | <b>Yellow</b> |                         |
| Land Ownership                    | 3                                                                                                                                          | Promoter has an option to purchase site or collaborate with existing owner                                                                                                           |               |                         |
| Land Condition                    | 5                                                                                                                                          | Vacant land & buildings                                                                                                                                                              |               |                         |
| Legal Constraints                 | 3                                                                                                                                          | Site may possibly face legal issues                                                                                                                                                  |               |                         |
| Planning Permission or Allocation | N/A                                                                                                                                        |                                                                                                                                                                                      |               |                         |
| Comments on Availability          | Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership. |                                                                                                                                                                                      |               |                         |
| <b>Achievability Criteria:</b>    |                                                                                                                                            | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b>  |                         |
| Viability                         | 5                                                                                                                                          | Development is likely viable                                                                                                                                                         |               |                         |
| Timescale for Deliverability      | 5                                                                                                                                          | Up to 5 years                                                                                                                                                                        |               |                         |
| Comments on Achievability         |                                                                                                                                            |                                                                                                                                                                                      |               |                         |



|                                   |                                                                                                                                                             |                                                                                                                                                                                    |                       |                  |
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| SHELAA Reference: 17SLAA19        |                                                                                                                                                             | RAG Rating:                                                                                                                                                                        | Amber                 | 01 November 2025 |
| Site Address:                     | Land East Of Broomfield Library, 180 Main Road, Broomfield, Chelmsford                                                                                      |                                                                                                                                                                                    |                       |                  |
| Parish:                           | Broomfield                                                                                                                                                  | Total Score:                                                                                                                                                                       | 105                   |                  |
| Developable Site Area (ha):       | 0.52                                                                                                                                                        | Reason for discounted areas:                                                                                                                                                       |                       |                  |
| Potential Yield:                  | 10                                                                                                                                                          | Typology:                                                                                                                                                                          | 5                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                 | Comments on the size of site:                                                                                                                                                      |                       |                  |
| Suitability Criteria:             |                                                                                                                                                             |                                                                                                                                                                                    | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                           | Site is outside of any existing/proposed employment allocation                                                                                                                     |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                           | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                           | Site is within 2km walking distance of an employment allocation                                                                                                                    |                       |                  |
| Public Transport                  | 5                                                                                                                                                           | Site is within 400m walking distance of one or more services                                                                                                                       |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                           | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                           | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                         |                                                                                                                                                                                    |                       |                  |
| Designated Heritage Assets        | 3                                                                                                                                                           | Site is adjacent to one or more designated heritage assets                                                                                                                         |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                           | Site does not contain any non-designated heritage assets                                                                                                                           |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                           | Site is not thought to contain any assets of archaeological interest                                                                                                               |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                           | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |                       |                  |
| Defined Open Space                | 5                                                                                                                                                           | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |                       |                  |
| Green Belt & Green Wedge          | 0                                                                                                                                                           | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                      |                       |                  |
| Land Classification               | 3                                                                                                                                                           | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use                                 |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                           | Site partially or wholly comprises of one or more protected natural features                                                                                                       |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                           | Site is wholly within Flood Zone 1                                                                                                                                                 |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                           | Site is in excess of 500m from a designated AQMA                                                                                                                                   |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                                           | Ground treatment is not expected to be required                                                                                                                                    |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                                           | Site has no neighbouring constraints                                                                                                                                               |                       |                  |
| Proximity to Key Services         | 3                                                                                                                                                           | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                       |                       |                  |
| Community Facilities              | 5                                                                                                                                                           | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |                       |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Access onto the Brooklands House site access. Adjacent Grade II listed building.0.02ha protected under TPO/2001/055. |                                                                                                                                                                                    |                       |                  |
| Availability Criteria:            |                                                                                                                                                             |                                                                                                                                                                                    | Availability Rating:  | Yellow           |
| Land Ownership                    | 3                                                                                                                                                           | Promoter has an option to purchase site or collaborate with existing owner                                                                                                         |                       |                  |
| Land Condition                    | 5                                                                                                                                                           | Vacant land & buildings                                                                                                                                                            |                       |                  |
| Legal Constraints                 | 3                                                                                                                                                           | Site may possibly face legal issues                                                                                                                                                |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                         |                                                                                                                                                                                    |                       |                  |
| Comments on Availability          | Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.                  |                                                                                                                                                                                    |                       |                  |
| Achievability Criteria:           |                                                                                                                                                             |                                                                                                                                                                                    | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                           | Development is likely viable                                                                                                                                                       |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                           | Up to 5 years                                                                                                                                                                      |                       |                  |
| Comments on Achievability         |                                                                                                                                                             |                                                                                                                                                                                    |                       |                  |

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| SHELAA Reference: 17SLAA22        |                                                                                    | RAG Rating:                                                                                                                                                                          | Amber                 | 01 November 2025 |
| Site Address:                     | Livery Stables, Fulbourne Farm, Boreham Road, Great Leighs, Chelmsford, CM3 1PR    |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Great Leighs                                                                       | Total Score:                                                                                                                                                                         | 96                    |                  |
| Developable Site Area (ha):       | 8.09                                                                               | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 139                                                                                | Typology:                                                                                                                                                                            | 2                     |                  |
| Proposed Use:                     | Residential                                                                        | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                    |                                                                                                                                                                                      | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                  | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                  | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                                  | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 0                                                                                  | Site is in excess of 400m walking distance from all services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                  | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                                  | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 3                                                                                  | Site is adjacent to one or more designated heritage assets                                                                                                                           |                       |                  |
| Non-Designated Heritage Assets    | 3                                                                                  | Site is adjacent to one or more non-designated heritage assets                                                                                                                       |                       |                  |
| Archaeological Assets             | 5                                                                                  | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 2                                                                                  | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment           |                       |                  |
| Defined Open Space                | 5                                                                                  | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                  | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 0                                                                                  | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 5                                                                                  | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |                       |                  |
| Flood Risk Constraints            | 5                                                                                  | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                  | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                                  | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 3                                                                                  | Site has neighbouring constraints with potential for mitigation                                                                                                                      |                       |                  |
| Proximity to Key Services         | 0                                                                                  | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                       |                  |
| Community Facilities              | 3                                                                                  | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Adjacent to DSB. Adjacent to Grade 2 listed building. Adjacent to protected lanes. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                    |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                  | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 3                                                                                  | Low intensity land uses                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                  | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          | Site currently in use for other purposes.                                          |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                    |                                                                                                                                                                                      | Achievability Rating: | Yellow           |
| Viability                         | 5                                                                                  | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 4                                                                                  | Over 5 years                                                                                                                                                                         |                       |                  |
| Comments on Achievability         |                                                                                    |                                                                                                                                                                                      |                       |                  |

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| SHELAA Reference: 17SLAA23        |                                                                                                           | RAG Rating:                                                                                                                                                                          | Amber                 | 01 November 2025 |
| Site Address:                     | Land North Of Paulk Hall Lane, Great Leighs, Chelmsford, Essex                                            |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Great Leighs                                                                                              | Total Score:                                                                                                                                                                         | 107                   |                  |
| Developable Site Area (ha):       | 12.06                                                                                                     | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 207                                                                                                       | Typology:                                                                                                                                                                            | 2                     |                  |
| Proposed Use:                     | Residential                                                                                               | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                           |                                                                                                                                                                                      | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                         | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                         | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                                                         | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 5                                                                                                         | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                         | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                                                         | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                       |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 5                                                                                                         | Site does not contain any designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 3                                                                                                         | Site is adjacent to one or more non-designated heritage assets                                                                                                                       |                       |                  |
| Archaeological Assets             | 5                                                                                                         | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 2                                                                                                         | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment           |                       |                  |
| Defined Open Space                | 5                                                                                                         | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                         | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 0                                                                                                         | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 5                                                                                                         | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |                       |                  |
| Flood Risk Constraints            | 5                                                                                                         | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                         | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                                                         | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                                                         | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 0                                                                                                         | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                       |                  |
| Community Facilities              | 3                                                                                                         | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Informal access off Paulk Hall Lane. Adjacent to a Protected Lane. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                           |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                         | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 5                                                                                                         | Vacant land & buildings                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                                         | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                       |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          |                                                                                                           |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                           |                                                                                                                                                                                      | Achievability Rating: | Yellow           |
| Viability                         | 5                                                                                                         | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 4                                                                                                         | Over 5 years                                                                                                                                                                         |                       |                  |
| Comments on Achievability         |                                                                                                           |                                                                                                                                                                                      |                       |                  |

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| SHELAA Reference: 17SLAA24        |                                                                                                                                      | RAG Rating:                                                                                                                                                                          | Amber                           | 01 November 2025 |
| Site Address:                     | Land Around Sewage Works, Goodmans Lane, Great Leighs, Chelmsford, Essex                                                             |                                                                                                                                                                                      |                                 |                  |
| Parish:                           | Great Leighs                                                                                                                         | Total Score:                                                                                                                                                                         | 95                              |                  |
| Developable Site Area (ha):       | 8.73                                                                                                                                 | Reason for discounted areas:                                                                                                                                                         | Sewage Pumping Station (0.03ha) |                  |
| Potential Yield:                  | 150                                                                                                                                  | Typology:                                                                                                                                                                            | 2                               |                  |
| Proposed Use:                     | Residential                                                                                                                          | Comments on the size of site:                                                                                                                                                        |                                 |                  |
| Suitability Criteria:             |                                                                                                                                      |                                                                                                                                                                                      | Suitability Rating:             | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                    | Site is outside of any existing/proposed employment allocation                                                                                                                       |                                 |                  |
| Impact on Retail Areas            | 5                                                                                                                                    | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                                 |                  |
| Proximity to the Workplace        | 5                                                                                                                                    | Site is within 2km walking distance of an employment allocation                                                                                                                      |                                 |                  |
| Public Transport                  | 5                                                                                                                                    | Site is within 400m walking distance of one or more services                                                                                                                         |                                 |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                    | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                                 |                  |
| Vehicle Access                    | 5                                                                                                                                    | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                                 |                  |
| Strategic Road Access             | N/A                                                                                                                                  |                                                                                                                                                                                      |                                 |                  |
| Designated Heritage Assets        | 5                                                                                                                                    | Site does not contain any designated heritage assets                                                                                                                                 |                                 |                  |
| Non-Designated Heritage Assets    | 3                                                                                                                                    | Site is adjacent to one or more non-designated heritage assets                                                                                                                       |                                 |                  |
| Archaeological Assets             | 5                                                                                                                                    | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                                 |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                    | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                                 |                  |
| Defined Open Space                | 3                                                                                                                                    | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |                                 |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                    | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                                 |                  |
| Land Classification               | 0                                                                                                                                    | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                                 |                  |
| Protected Natural Features        | 0                                                                                                                                    | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                                 |                  |
| Flood Risk Constraints            | 2                                                                                                                                    | Up to 25% of the site area is within Flood Zone 3                                                                                                                                    |                                 |                  |
| Air Quality Management Areas      | 5                                                                                                                                    | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                                 |                  |
| Ground Condition Constraints      | 5                                                                                                                                    | Ground treatment is not expected to be required                                                                                                                                      |                                 |                  |
| Neighbouring Constraints          | 0                                                                                                                                    | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |                                 |                  |
| Proximity to Key Services         | 0                                                                                                                                    | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                                 |                  |
| Community Facilities              | 3                                                                                                                                    | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                                 |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Adjacent to a Protected Lane. Natural Green Space (Limited Access). 0.1ha under TPO/2008/046. |                                                                                                                                                                                      |                                 |                  |
| Availability Criteria:            |                                                                                                                                      |                                                                                                                                                                                      | Availability Rating:            | Green            |
| Land Ownership                    | 5                                                                                                                                    | Held by developer/willing owner/public sector                                                                                                                                        |                                 |                  |
| Land Condition                    | 5                                                                                                                                    | Vacant land & buildings                                                                                                                                                              |                                 |                  |
| Legal Constraints                 | 5                                                                                                                                    | Site does not face any known legal issues                                                                                                                                            |                                 |                  |
| Planning Permission or Allocation | N/A                                                                                                                                  |                                                                                                                                                                                      |                                 |                  |
| Comments on Availability          |                                                                                                                                      |                                                                                                                                                                                      |                                 |                  |
| Achievability Criteria:           |                                                                                                                                      |                                                                                                                                                                                      | Achievability Rating:           | Yellow           |
| Viability                         | 5                                                                                                                                    | Development is likely viable                                                                                                                                                         |                                 |                  |
| Timescale for Deliverability      | 4                                                                                                                                    | Over 5 years                                                                                                                                                                         |                                 |                  |
| Comments on Achievability         |                                                                                                                                      |                                                                                                                                                                                      |                                 |                  |

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| SHELAA Reference: 17SLAA25        |                                                                                                                                           | RAG Rating:                                                                                                                                                                        | Amber                                                       | 01 November 2025 |
| Site Address:                     | Land South East Of Main Road, Great Leighs, Chelmsford, Essex                                                                             |                                                                                                                                                                                    |                                                             |                  |
| Parish:                           | Great Leighs                                                                                                                              | Total Score:                                                                                                                                                                       | 107                                                         |                  |
| Developable Site Area (ha):       | 1.48                                                                                                                                      | Reason for discounted areas:                                                                                                                                                       |                                                             |                  |
| Potential Yield:                  | 0                                                                                                                                         | Typology:                                                                                                                                                                          | 33+38                                                       |                  |
| Proposed Use:                     | Mixed Use                                                                                                                                 | Comments on the size of site:                                                                                                                                                      | Size of site is potentially suitable for all employment use |                  |
| Suitability Criteria:             |                                                                                                                                           |                                                                                                                                                                                    | Suitability Rating:                                         | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                         | Site is outside of any existing/proposed employment allocation                                                                                                                     |                                                             |                  |
| Impact on Retail Areas            | 5                                                                                                                                         | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |                                                             |                  |
| Proximity to the Workplace        | 5                                                                                                                                         | Site is within 2km walking distance of an employment allocation                                                                                                                    |                                                             |                  |
| Public Transport                  | 5                                                                                                                                         | Site is within 400m walking distance of one or more services                                                                                                                       |                                                             |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                         | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |                                                             |                  |
| Vehicle Access                    | 5                                                                                                                                         | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |                                                             |                  |
| Strategic Road Access             | 5                                                                                                                                         | Site has direct access to or is adjacent to the strategic road network                                                                                                             |                                                             |                  |
| Designated Heritage Assets        | 3                                                                                                                                         | Site is adjacent to one or more designated heritage assets                                                                                                                         |                                                             |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                         | Site does not contain any non-designated heritage assets                                                                                                                           |                                                             |                  |
| Archaeological Assets             | 5                                                                                                                                         | Site is not thought to contain any assets of archaeological interest                                                                                                               |                                                             |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                         | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |                                                             |                  |
| Defined Open Space                | 5                                                                                                                                         | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |                                                             |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                         | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                |                                                             |                  |
| Land Classification               | 0                                                                                                                                         | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |                                                             |                  |
| Protected Natural Features        | 0                                                                                                                                         | Site partially or wholly comprises of one or more protected natural features                                                                                                       |                                                             |                  |
| Flood Risk Constraints            | 5                                                                                                                                         | Site is wholly within Flood Zone 1                                                                                                                                                 |                                                             |                  |
| Air Quality Management Areas      | 5                                                                                                                                         | Site is in excess of 500m from a designated AQMA                                                                                                                                   |                                                             |                  |
| Ground Condition Constraints      | 5                                                                                                                                         | Ground treatment is not expected to be required                                                                                                                                    |                                                             |                  |
| Neighbouring Constraints          | 0                                                                                                                                         | Site has neighbouring constraints with no potential for mitigation                                                                                                                 |                                                             |                  |
| Proximity to Key Services         | 0                                                                                                                                         | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                            |                                                             |                  |
| Community Facilities              | 5                                                                                                                                         | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |                                                             |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Adjacent Grade II listed buliding.Site within 15m of TPO/2013/008 which may contain veteran trees. |                                                                                                                                                                                    |                                                             |                  |
| Availability Criteria:            |                                                                                                                                           |                                                                                                                                                                                    | Availability Rating:                                        | Green            |
| Land Ownership                    | 5                                                                                                                                         | Held by developer/willing owner/public sector                                                                                                                                      |                                                             |                  |
| Land Condition                    | 5                                                                                                                                         | Vacant land & buildings                                                                                                                                                            |                                                             |                  |
| Legal Constraints                 | 5                                                                                                                                         | Site does not face any known legal issues                                                                                                                                          |                                                             |                  |
| Planning Permission or Allocation | N/A                                                                                                                                       |                                                                                                                                                                                    |                                                             |                  |
| Comments on Availability          |                                                                                                                                           |                                                                                                                                                                                    |                                                             |                  |
| Achievability Criteria:           |                                                                                                                                           |                                                                                                                                                                                    | Achievability Rating:                                       | Yellow           |
| Viability                         | 5                                                                                                                                         | Development is likely viable                                                                                                                                                       |                                                             |                  |
| Timescale for Deliverability      | 4                                                                                                                                         | Over 5 years                                                                                                                                                                       |                                                             |                  |
| Comments on Achievability         |                                                                                                                                           |                                                                                                                                                                                    |                                                             |                  |

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| SHELAA Reference: 17SLAA26        |                                                                                      | RAG Rating:                                                                                                                                                                                                    | Amber                                                       | 01 November 2025 |
| Site Address:                     | Land East Of The Crescent, Little Leighs, Chelmsford, Essex                          |                                                                                                                                                                                                                |                                                             |                  |
| Parish:                           | Great Leighs                                                                         | Total Score:                                                                                                                                                                                                   | 112                                                         |                  |
| Developable Site Area (ha):       | 3.88                                                                                 | Reason for discounted areas:                                                                                                                                                                                   |                                                             |                  |
| Potential Yield:                  | 0                                                                                    | Typology:                                                                                                                                                                                                      | 33+38                                                       |                  |
| Proposed Use:                     | Mixed Use                                                                            | Comments on the size of site:                                                                                                                                                                                  | Size of site is potentially suitable for all employment use |                  |
| Suitability Criteria:             |                                                                                      | Suitability Rating:                                                                                                                                                                                            | Amber                                                       |                  |
| Proximity to Employment Areas     | 5                                                                                    | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |                                                             |                  |
| Impact on Retail Areas            | 5                                                                                    | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |                                                             |                  |
| Proximity to the Workplace        | 5                                                                                    | Site is within 2km walking distance of an employment allocation                                                                                                                                                |                                                             |                  |
| Public Transport                  | 5                                                                                    | Site is within 400m walking distance of one or more services                                                                                                                                                   |                                                             |                  |
| PROW and Cycling Connectivity     | 5                                                                                    | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                         |                                                             |                  |
| Vehicle Access                    | 5                                                                                    | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |                                                             |                  |
| Strategic Road Access             | 5                                                                                    | Site has direct access to or is adjacent to the strategic road network                                                                                                                                         |                                                             |                  |
| Designated Heritage Assets        | 5                                                                                    | Site does not contain any designated heritage assets                                                                                                                                                           |                                                             |                  |
| Non-Designated Heritage Assets    | 5                                                                                    | Site does not contain any non-designated heritage assets                                                                                                                                                       |                                                             |                  |
| Archaeological Assets             | 5                                                                                    | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                                                             |                  |
| Minerals & Waste Constraints      | 5                                                                                    | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |                                                             |                  |
| Defined Open Space                | 5                                                                                    | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |                                                             |                  |
| Green Belt & Green Wedge          | 5                                                                                    | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                            |                                                             |                  |
| Land Classification               | 0                                                                                    | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                   |                                                             |                  |
| Protected Natural Features        | 3                                                                                    | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                                                             |                  |
| Flood Risk Constraints            | 5                                                                                    | Site is wholly within Flood Zone 1                                                                                                                                                                             |                                                             |                  |
| Air Quality Management Areas      | 5                                                                                    | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                                                             |                  |
| Ground Condition Constraints      | 5                                                                                    | Ground treatment is not expected to be required                                                                                                                                                                |                                                             |                  |
| Neighbouring Constraints          | 0                                                                                    | Site has neighbouring constraints with no potential for mitigation                                                                                                                                             |                                                             |                  |
| Proximity to Key Services         | 0                                                                                    | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                                                        |                                                             |                  |
| Community Facilities              | 5                                                                                    | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                              |                                                             |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Within 100m of Straw Brook Plantation (LoWS). |                                                                                                                                                                                                                |                                                             |                  |
| Availability Criteria:            |                                                                                      | Availability Rating:                                                                                                                                                                                           | Green                                                       |                  |
| Land Ownership                    | 5                                                                                    | Held by developer/willing owner/public sector                                                                                                                                                                  |                                                             |                  |
| Land Condition                    | 5                                                                                    | Vacant land & buildings                                                                                                                                                                                        |                                                             |                  |
| Legal Constraints                 | 5                                                                                    | Site does not face any known legal issues                                                                                                                                                                      |                                                             |                  |
| Planning Permission or Allocation | N/A                                                                                  |                                                                                                                                                                                                                |                                                             |                  |
| Comments on Availability          |                                                                                      |                                                                                                                                                                                                                |                                                             |                  |
| Achievability Criteria:           |                                                                                      | Achievability Rating:                                                                                                                                                                                          | Yellow                                                      |                  |
| Viability                         | 5                                                                                    | Development is likely viable                                                                                                                                                                                   |                                                             |                  |
| Timescale for Deliverability      | 4                                                                                    | Over 5 years                                                                                                                                                                                                   |                                                             |                  |
| Comments on Achievability         |                                                                                      |                                                                                                                                                                                                                |                                                             |                  |

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| SHELAA Reference: 17SLAA27        |                                                                                                                                                                                                               | RAG Rating:                                                                                                                                                                       | Amber                                                       | 01 November 2025 |
| Site Address:                     | Little Boyton Hall Farm, Boyton Hall Lane, Roxwell, Chelmsford, CM1 4LN                                                                                                                                       |                                                                                                                                                                                   |                                                             |                  |
| Parish:                           | Roxwell                                                                                                                                                                                                       | Total Score:                                                                                                                                                                      | 84                                                          |                  |
| Developable Site Area (ha):       | 16.05                                                                                                                                                                                                         | Reason for discounted areas:                                                                                                                                                      | Oil pipe (0.041ha)                                          |                  |
| Potential Yield:                  | 0                                                                                                                                                                                                             | Typology:                                                                                                                                                                         | 33+34+36                                                    |                  |
| Proposed Use:                     | Employment                                                                                                                                                                                                    | Comments on the size of site:                                                                                                                                                     | Size of site is potentially suitable for all employment use |                  |
| Suitability Criteria:             |                                                                                                                                                                                                               |                                                                                                                                                                                   | Suitability Rating:                                         | Amber            |
| Proximity to Employment Areas     | N/A                                                                                                                                                                                                           |                                                                                                                                                                                   |                                                             |                  |
| Impact on Retail Areas            | N/A                                                                                                                                                                                                           |                                                                                                                                                                                   |                                                             |                  |
| Proximity to the Workplace        | N/A                                                                                                                                                                                                           |                                                                                                                                                                                   |                                                             |                  |
| Public Transport                  | 0                                                                                                                                                                                                             | Site is in excess of 400m walking distance from all services                                                                                                                      |                                                             |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                             | Site is within 100m walking distance to either a PROW or cycle network                                                                                                            |                                                             |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                             | A route exists enabling vehicle access into/adjacent to the site                                                                                                                  |                                                             |                  |
| Strategic Road Access             | 4                                                                                                                                                                                                             | Site has direct access to or is adjacent to a primary road network                                                                                                                |                                                             |                  |
| Designated Heritage Assets        | 0                                                                                                                                                                                                             | Site contains one or more designated heritage assets                                                                                                                              |                                                             |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                             | Site does not contain any non-designated heritage assets                                                                                                                          |                                                             |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                             | Site is not thought to contain any assets of archaeological interest                                                                                                              |                                                             |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                             | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                          |                                                             |                  |
| Defined Open Space                | 5                                                                                                                                                                                                             | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                  |                                                             |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                             | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                               |                                                             |                  |
| Land Classification               | 3                                                                                                                                                                                                             | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use                                |                                                             |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                             | Site partially or wholly comprises of one or more protected natural features                                                                                                      |                                                             |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                             | Site is wholly within Flood Zone 1                                                                                                                                                |                                                             |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                             | Site is in excess of 500m from a designated AQMA                                                                                                                                  |                                                             |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                                             | Ground treatment is not expected to be required                                                                                                                                   |                                                             |                  |
| Neighbouring Constraints          | N/A                                                                                                                                                                                                           |                                                                                                                                                                                   |                                                             |                  |
| Proximity to Key Services         | N/A                                                                                                                                                                                                           |                                                                                                                                                                                   |                                                             |                  |
| Community Facilities              | 5                                                                                                                                                                                                             | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                                                             |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Vehicle access gained from the A1060. Grade 2 Listed Building within site. Natural Green Space (Limited Access). 4 trees within the site protected under TPO/1987/026. |                                                                                                                                                                                   |                                                             |                  |
| Availability Criteria:            |                                                                                                                                                                                                               |                                                                                                                                                                                   | Availability Rating:                                        | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                             | Held by developer/willing owner/public sector                                                                                                                                     |                                                             |                  |
| Land Condition                    | 2                                                                                                                                                                                                             | Established multiple uses                                                                                                                                                         |                                                             |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                             | Site does not face any known legal issues                                                                                                                                         |                                                             |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                           |                                                                                                                                                                                   |                                                             |                  |
| Comments on Availability          | Site currently in use for other purposes.                                                                                                                                                                     |                                                                                                                                                                                   |                                                             |                  |
| Achievability Criteria:           |                                                                                                                                                                                                               |                                                                                                                                                                                   | Achievability Rating:                                       | Green            |
| Viability                         | 5                                                                                                                                                                                                             | Development is likely viable                                                                                                                                                      |                                                             |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                             | Up to 5 years                                                                                                                                                                     |                                                             |                  |
| Comments on Achievability         |                                                                                                                                                                                                               |                                                                                                                                                                                   |                                                             |                  |



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| SHELAA Reference: 17SLAA28        |                                                                                                                                                                                                    | RAG Rating:                                                                                                                                                                          | Red                                                         | 01 November 2025 |
| Site Address:                     | Land East Of Runwell Chase, Runwell, Wickford                                                                                                                                                      |                                                                                                                                                                                      |                                                             |                  |
| Parish:                           | Runwell                                                                                                                                                                                            | Total Score:                                                                                                                                                                         | 92                                                          |                  |
| Developable Site Area (ha):       | 37.49                                                                                                                                                                                              | Reason for discounted areas:                                                                                                                                                         | Gas pipe and Buffer (0.5ha)                                 |                  |
| Potential Yield:                  | 597                                                                                                                                                                                                | Typology:                                                                                                                                                                            | 27                                                          |                  |
| Proposed Use:                     | Mixed Use                                                                                                                                                                                          | Comments on the size of site:                                                                                                                                                        | Size of site is potentially suitable for all employment use |                  |
| Suitability Criteria:             |                                                                                                                                                                                                    | Suitability Rating:                                                                                                                                                                  | Red                                                         |                  |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                  | Site is outside of any existing/proposed employment allocation                                                                                                                       |                                                             |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                  | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                                                             |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                  | Site is within 2km walking distance of an employment allocation                                                                                                                      |                                                             |                  |
| Public Transport                  | 5                                                                                                                                                                                                  | Site is within 400m walking distance of one or more services                                                                                                                         |                                                             |                  |
| PROW and Cycling Connectivity     | 0                                                                                                                                                                                                  | Site is not connected to either an existing PROW or cycle network                                                                                                                    |                                                             |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                  | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                                                             |                  |
| Strategic Road Access             | 5                                                                                                                                                                                                  | Site has direct access to or is adjacent to the strategic road network                                                                                                               |                                                             |                  |
| Designated Heritage Assets        | 5                                                                                                                                                                                                  | Site does not contain any designated heritage assets                                                                                                                                 |                                                             |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                  | Site does not contain any non-designated heritage assets                                                                                                                             |                                                             |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                  | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                                                             |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                  | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                                                             |                  |
| Defined Open Space                | 5                                                                                                                                                                                                  | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                                                             |                  |
| Green Belt & Green Wedge          | 0                                                                                                                                                                                                  | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |                                                             |                  |
| Land Classification               | 0                                                                                                                                                                                                  | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                                                             |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                  | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                                                             |                  |
| Flood Risk Constraints            | 2                                                                                                                                                                                                  | Up to 25% of the site area is within Flood Zone 3                                                                                                                                    |                                                             |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                  | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                                                             |                  |
| Ground Condition Constraints      | 3                                                                                                                                                                                                  | Ground treatment is expected to be required on part of the site                                                                                                                      |                                                             |                  |
| Neighbouring Constraints          | 0                                                                                                                                                                                                  | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |                                                             |                  |
| Proximity to Key Services         | 0                                                                                                                                                                                                  | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                                                             |                  |
| Community Facilities              | 3                                                                                                                                                                                                  | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                                                             |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. 1.726ha protected under TPO/2009/036, TPO/2007/164, TPO/2009/038, TPO/2007/163.Priority 4 contaminated land SOPC000013 within south western corner of site. |                                                                                                                                                                                      |                                                             |                  |
| Availability Criteria:            |                                                                                                                                                                                                    | Availability Rating:                                                                                                                                                                 | Green                                                       |                  |
| Land Ownership                    | 5                                                                                                                                                                                                  | Held by developer/willing owner/public sector                                                                                                                                        |                                                             |                  |
| Land Condition                    | 4                                                                                                                                                                                                  | Established single use                                                                                                                                                               |                                                             |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                  | Site does not face any known legal issues                                                                                                                                            |                                                             |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                |                                                                                                                                                                                      |                                                             |                  |
| Comments on Availability          | Site currently in use for other purposes.                                                                                                                                                          |                                                                                                                                                                                      |                                                             |                  |
| Achievability Criteria:           |                                                                                                                                                                                                    | Achievability Rating:                                                                                                                                                                | Green                                                       |                  |
| Viability                         | 5                                                                                                                                                                                                  | Development is likely viable                                                                                                                                                         |                                                             |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                  | Up to 5 years                                                                                                                                                                        |                                                             |                  |
| Comments on Achievability         |                                                                                                                                                                                                    |                                                                                                                                                                                      |                                                             |                  |

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| SHELAA Reference: 17SLAA29        |                                                                                                                                                                                                                                                          | RAG Rating:                                                                                                                                                                          | Amber                            | 01 November 2025 |
| Site Address:                     | Bilton Road, Chelmsford, CM1 2UP                                                                                                                                                                                                                         |                                                                                                                                                                                      |                                  |                  |
| Parish:                           | Chelmsford                                                                                                                                                                                                                                               | Total Score:                                                                                                                                                                         | 97                               |                  |
| Developable Site Area (ha):       | 3.27                                                                                                                                                                                                                                                     | Reason for discounted areas:                                                                                                                                                         | Electricity substation (0.002ha) |                  |
| Potential Yield:                  | 293                                                                                                                                                                                                                                                      | Typology:                                                                                                                                                                            | 11                               |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                                                              | Comments on the size of site:                                                                                                                                                        |                                  |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                                          |                                                                                                                                                                                      | Suitability Rating:              | Amber            |
| Proximity to Employment Areas     | 0                                                                                                                                                                                                                                                        | Site is wholly/partially located within an existing/proposed employment allocation                                                                                                   |                                  |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                                        | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                                  |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                                        | Site is within 2km walking distance of an employment allocation                                                                                                                      |                                  |                  |
| Public Transport                  | 5                                                                                                                                                                                                                                                        | Site is within 400m walking distance of one or more services                                                                                                                         |                                  |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                                        | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                                  |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                                        | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                                  |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                                      |                                                                                                                                                                                      |                                  |                  |
| Designated Heritage Assets        | 5                                                                                                                                                                                                                                                        | Site does not contain any designated heritage assets                                                                                                                                 |                                  |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                                                        | Site does not contain any non-designated heritage assets                                                                                                                             |                                  |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                                                        | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                                  |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                                                                        | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                                  |                  |
| Defined Open Space                | 5                                                                                                                                                                                                                                                        | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                                  |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                                                                        | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                                  |                  |
| Land Classification               | 5                                                                                                                                                                                                                                                        | Site is predominantly Previously Developed Land                                                                                                                                      |                                  |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                                        | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                                  |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                                                                        | Site is wholly within Flood Zone 1                                                                                                                                                   |                                  |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                        | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                                  |                  |
| Ground Condition Constraints      | 3                                                                                                                                                                                                                                                        | Ground treatment is expected to be required on part of the site                                                                                                                      |                                  |                  |
| Neighbouring Constraints          | 0                                                                                                                                                                                                                                                        | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |                                  |                  |
| Proximity to Key Services         | 5                                                                                                                                                                                                                                                        | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                        |                                  |                  |
| Community Facilities              | 3                                                                                                                                                                                                                                                        | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                                  |                  |
| Comments on Suitability           | Within Urban Area. In range of bus stops. The site is accessed from Waterhouse Lane. Fifteen trees on boundary or just north of boundary protected under TPO/2002/067 and TPO/2003/095.Priority 3 contaminated land: SOPC000170, ECC CHL193 within site. |                                                                                                                                                                                      |                                  |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                                          |                                                                                                                                                                                      | Availability Rating:             | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                                                                        | Held by developer/willing owner/public sector                                                                                                                                        |                                  |                  |
| Land Condition                    | 2                                                                                                                                                                                                                                                        | Established multiple uses                                                                                                                                                            |                                  |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                                                        | Site does not face any known legal issues                                                                                                                                            |                                  |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                                      |                                                                                                                                                                                      |                                  |                  |
| Comments on Availability          | Site in use for other purposes.                                                                                                                                                                                                                          |                                                                                                                                                                                      |                                  |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                                          |                                                                                                                                                                                      | Achievability Rating:            | Amber            |
| Viability                         | 0                                                                                                                                                                                                                                                        | Development is likely unviable                                                                                                                                                       |                                  |                  |
| Timescale for Deliverability      | 4                                                                                                                                                                                                                                                        | Over 5 years                                                                                                                                                                         |                                  |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                                          |                                                                                                                                                                                      |                                  |                  |

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| SHELAA Reference: 17SLAA30        |                                                                                                                                                                                                                                      | RAG Rating:                                                                                                                                                                                                    | Amber                 | 01 November 2025 |
| Site Address:                     | Land North Of Communication Station At Bushy Hill, Edwins Hall Road, Woodham Ferrers, Chelmsford                                                                                                                                     |                                                                                                                                                                                                                |                       |                  |
| Parish:                           | South Woodham Ferrers                                                                                                                                                                                                                | Total Score:                                                                                                                                                                                                   | 104                   |                  |
| Developable Site Area (ha):       | 36.74                                                                                                                                                                                                                                | Reason for discounted areas:                                                                                                                                                                                   |                       |                  |
| Potential Yield:                  | 585                                                                                                                                                                                                                                  | Typology:                                                                                                                                                                                                      | 27                    |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                                          | Comments on the size of site:                                                                                                                                                                                  |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                      |                                                                                                                                                                                                                | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                    | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                    | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                    | Site is within 2km walking distance of an employment allocation                                                                                                                                                |                       |                  |
| Public Transport                  | 0                                                                                                                                                                                                                                    | Site is in excess of 400m walking distance from all services                                                                                                                                                   |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                    | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                         |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                    | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                  |                                                                                                                                                                                                                |                       |                  |
| Designated Heritage Assets        | 3                                                                                                                                                                                                                                    | Site is adjacent to one or more designated heritage assets                                                                                                                                                     |                       |                  |
| Non-Designated Heritage Assets    | 3                                                                                                                                                                                                                                    | Site is adjacent to one or more non-designated heritage assets                                                                                                                                                 |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                                    | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                                                    | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                                                                                    | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                                                    | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                            |                       |                  |
| Land Classification               | 0                                                                                                                                                                                                                                    | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                   |                       |                  |
| Protected Natural Features        | 3                                                                                                                                                                                                                                    | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                                                    | Site is wholly within Flood Zone 1                                                                                                                                                                             |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                    | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                                                                    | Ground treatment is not expected to be required                                                                                                                                                                |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                                                                    | Site has no neighbouring constraints                                                                                                                                                                           |                       |                  |
| Proximity to Key Services         | 3                                                                                                                                                                                                                                    | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                                                   |                       |                  |
| Community Facilities              | 3                                                                                                                                                                                                                                    | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                           |                       |                  |
| Comments on Suitability           | Outside of DSB. Vehicular access is available via Edwin's Hall Road. Adjacent Grade II * listed building.Adjacent to a Protected Lane. Site borders onto a group of trees protected by TPO/2009/048 which may contain veteran trees. |                                                                                                                                                                                                                |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                      |                                                                                                                                                                                                                | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                                                    | Held by developer/willing owner/public sector                                                                                                                                                                  |                       |                  |
| Land Condition                    | 5                                                                                                                                                                                                                                    | Vacant land & buildings                                                                                                                                                                                        |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                                    | Site does not face any known legal issues                                                                                                                                                                      |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                  |                                                                                                                                                                                                                |                       |                  |
| Comments on Availability          |                                                                                                                                                                                                                                      |                                                                                                                                                                                                                |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                      |                                                                                                                                                                                                                | Achievability Rating: | Yellow           |
| Viability                         | 5                                                                                                                                                                                                                                    | Development is likely viable                                                                                                                                                                                   |                       |                  |
| Timescale for Deliverability      | 4                                                                                                                                                                                                                                    | Over 5 years                                                                                                                                                                                                   |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                      |                                                                                                                                                                                                                |                       |                  |

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| <b>SHELAA Reference: 17SLAA31</b> |                                                                                                      | <b>RAG Rating:</b>                                                                                                                                                                 | <b>Amber</b> | <b>01 November 2025</b> |
| Site Address:                     | Land South East Of Fortune Cottage, School Lane, Great Leighs, Chelmsford, Essex                     |                                                                                                                                                                                    |              |                         |
| Parish:                           | Great Leighs                                                                                         | Total Score:                                                                                                                                                                       | 108          |                         |
| Developable Site Area (ha):       | 0.35                                                                                                 | Reason for discounted areas:                                                                                                                                                       |              |                         |
| Potential Yield:                  | 11                                                                                                   | Typology:                                                                                                                                                                          | 17           |                         |
| Proposed Use:                     | Residential                                                                                          | Comments on the size of site:                                                                                                                                                      |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                                      | <b>Suitability Rating:</b>                                                                                                                                                         | <b>Amber</b> |                         |
| Proximity to Employment Areas     | 5                                                                                                    | Site is outside of any existing/proposed employment allocation                                                                                                                     |              |                         |
| Impact on Retail Areas            | 5                                                                                                    | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |              |                         |
| Proximity to the Workplace        | 5                                                                                                    | Site is within 2km walking distance of an employment allocation                                                                                                                    |              |                         |
| Public Transport                  | 0                                                                                                    | Site is in excess of 400m walking distance from all services                                                                                                                       |              |                         |
| PROW and Cycling Connectivity     | 5                                                                                                    | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |              |                         |
| Vehicle Access                    | 5                                                                                                    | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |              |                         |
| Strategic Road Access             | N/A                                                                                                  |                                                                                                                                                                                    |              |                         |
| Designated Heritage Assets        | 3                                                                                                    | Site is adjacent to one or more designated heritage assets                                                                                                                         |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                                    | Site does not contain any non-designated heritage assets                                                                                                                           |              |                         |
| Archaeological Assets             | 5                                                                                                    | Site is not thought to contain any assets of archaeological interest                                                                                                               |              |                         |
| Minerals & Waste Constraints      | 5                                                                                                    | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |              |                         |
| Defined Open Space                | 5                                                                                                    | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |              |                         |
| Green Belt & Green Wedge          | 5                                                                                                    | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                |              |                         |
| Land Classification               | 0                                                                                                    | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |              |                         |
| Protected Natural Features        | 5                                                                                                    | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features           |              |                         |
| Flood Risk Constraints            | 5                                                                                                    | Site is wholly within Flood Zone 1                                                                                                                                                 |              |                         |
| Air Quality Management Areas      | 5                                                                                                    | Site is in excess of 500m from a designated AQMA                                                                                                                                   |              |                         |
| Ground Condition Constraints      | 5                                                                                                    | Ground treatment is not expected to be required                                                                                                                                    |              |                         |
| Neighbouring Constraints          | 5                                                                                                    | Site has no neighbouring constraints                                                                                                                                               |              |                         |
| Proximity to Key Services         | 0                                                                                                    | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                            |              |                         |
| Community Facilities              | 5                                                                                                    | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |              |                         |
| Comments on Suitability           | Outside of DSB. Private vehicle and pedestrian access to site. Adjacent to Grade 2 listed buildings. |                                                                                                                                                                                    |              |                         |
| <b>Availability Criteria:</b>     |                                                                                                      | <b>Availability Rating:</b>                                                                                                                                                        | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                                    | Held by developer/willing owner/public sector                                                                                                                                      |              |                         |
| Land Condition                    | 5                                                                                                    | Vacant land & buildings                                                                                                                                                            |              |                         |
| Legal Constraints                 | 5                                                                                                    | Site does not face any known legal issues                                                                                                                                          |              |                         |
| Planning Permission or Allocation | N/A                                                                                                  |                                                                                                                                                                                    |              |                         |
| Comments on Availability          |                                                                                                      |                                                                                                                                                                                    |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                                      | <b>Achievability Rating:</b>                                                                                                                                                       | <b>Green</b> |                         |
| Viability                         | 5                                                                                                    | Development is likely viable                                                                                                                                                       |              |                         |
| Timescale for Deliverability      | 5                                                                                                    | Up to 5 years                                                                                                                                                                      |              |                         |
| Comments on Achievability         |                                                                                                      |                                                                                                                                                                                    |              |                         |

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| SHELAA Reference: 17SLAA32        |                                                                                 | RAG Rating:                                                                                                                                                                                                                                                            | Amber                 | 01 November 2025 |
| Site Address:                     | Unit 1 The Applestore, Chantry Farm, Chantry Lane, Boreham, Chelmsford, CM3 3AN |                                                                                                                                                                                                                                                                        |                       |                  |
| Parish:                           | Boreham                                                                         | Total Score:                                                                                                                                                                                                                                                           | 97                    |                  |
| Developable Site Area (ha):       | 1.73                                                                            | Reason for discounted areas:                                                                                                                                                                                                                                           |                       |                  |
| Potential Yield:                  | 39                                                                              | Typology:                                                                                                                                                                                                                                                              | 3                     |                  |
| Proposed Use:                     | Residential                                                                     | Comments on the size of site:                                                                                                                                                                                                                                          |                       |                  |
| Suitability Criteria:             |                                                                                 |                                                                                                                                                                                                                                                                        | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                               | Site is outside of any existing/proposed employment allocation                                                                                                                                                                                                         |                       |                  |
| Impact on Retail Areas            | 5                                                                               | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                                                                                     |                       |                  |
| Proximity to the Workplace        | 5                                                                               | Site is within 2km walking distance of an employment allocation                                                                                                                                                                                                        |                       |                  |
| Public Transport                  | 0                                                                               | Site is in excess of 400m walking distance from all services                                                                                                                                                                                                           |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                               | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                                                                                 |                       |                  |
| Vehicle Access                    | 5                                                                               | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                                                                                       |                       |                  |
| Strategic Road Access             | N/A                                                                             |                                                                                                                                                                                                                                                                        |                       |                  |
| Designated Heritage Assets        | 5                                                                               | Site does not contain any designated heritage assets                                                                                                                                                                                                                   |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                               | Site does not contain any non-designated heritage assets                                                                                                                                                                                                               |                       |                  |
| Archaeological Assets             | 5                                                                               | Site is not thought to contain any assets of archaeological interest                                                                                                                                                                                                   |                       |                  |
| Minerals & Waste Constraints      | 0                                                                               | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development |                       |                  |
| Defined Open Space                | 5                                                                               | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                                                                                       |                       |                  |
| Green Belt & Green Wedge          | 5                                                                               | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                                                                                    |                       |                  |
| Land Classification               | 0                                                                               | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                                                                           |                       |                  |
| Protected Natural Features        | 3                                                                               | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature                                                         |                       |                  |
| Flood Risk Constraints            | 5                                                                               | Site is wholly within Flood Zone 1                                                                                                                                                                                                                                     |                       |                  |
| Air Quality Management Areas      | 5                                                                               | Site is in excess of 500m from a designated AQMA                                                                                                                                                                                                                       |                       |                  |
| Ground Condition Constraints      | 5                                                                               | Ground treatment is not expected to be required                                                                                                                                                                                                                        |                       |                  |
| Neighbouring Constraints          | 0                                                                               | Site has neighbouring constraints with no potential for mitigation                                                                                                                                                                                                     |                       |                  |
| Proximity to Key Services         | 3                                                                               | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                                                                                                           |                       |                  |
| Community Facilities              | 3                                                                               | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                                                                   |                       |                  |
| Comments on Suitability           | Outside of DSB. Current access is via Chantry Lane.                             |                                                                                                                                                                                                                                                                        |                       |                  |
| Availability Criteria:            |                                                                                 |                                                                                                                                                                                                                                                                        | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                               | Held by developer/willing owner/public sector                                                                                                                                                                                                                          |                       |                  |
| Land Condition                    | 3                                                                               | Low intensity land uses                                                                                                                                                                                                                                                |                       |                  |
| Legal Constraints                 | 5                                                                               | Site does not face any known legal issues                                                                                                                                                                                                                              |                       |                  |
| Planning Permission or Allocation | N/A                                                                             |                                                                                                                                                                                                                                                                        |                       |                  |
| Comments on Availability          | Site in use for other purposes.                                                 |                                                                                                                                                                                                                                                                        |                       |                  |
| Achievability Criteria:           |                                                                                 |                                                                                                                                                                                                                                                                        | Achievability Rating: | Green            |
| Viability                         | 5                                                                               | Development is likely viable                                                                                                                                                                                                                                           |                       |                  |
| Timescale for Deliverability      | 5                                                                               | Up to 5 years                                                                                                                                                                                                                                                          |                       |                  |
| Comments on Achievability         |                                                                                 |                                                                                                                                                                                                                                                                        |                       |                  |

|                                   |                                                                                                                                                       |                                                                                                                                                                                                                |                              |                  |
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| SHELAA Reference: 18SLAA1         |                                                                                                                                                       | RAG Rating:                                                                                                                                                                                                    | Amber                        | 01 November 2025 |
| Site Address:                     | Land North East Of Pemberton Lodge, 61 Brook End Road North, Springfield, Chelmsford, Essex                                                           |                                                                                                                                                                                                                |                              |                  |
| Parish:                           | Springfield                                                                                                                                           | Total Score:                                                                                                                                                                                                   | 108                          |                  |
| Developable Site Area (ha):       | 0.87                                                                                                                                                  | Reason for discounted areas:                                                                                                                                                                                   | Gas pipe and Buffer (0.02ha) |                  |
| Potential Yield:                  | 17                                                                                                                                                    | Typology:                                                                                                                                                                                                      | 4                            |                  |
| Proposed Use:                     | Residential                                                                                                                                           | Comments on the size of site:                                                                                                                                                                                  |                              |                  |
| Suitability Criteria:             |                                                                                                                                                       |                                                                                                                                                                                                                | Suitability Rating:          | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                     | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |                              |                  |
| Impact on Retail Areas            | 5                                                                                                                                                     | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |                              |                  |
| Proximity to the Workplace        | 5                                                                                                                                                     | Site is within 2km walking distance of an employment allocation                                                                                                                                                |                              |                  |
| Public Transport                  | 5                                                                                                                                                     | Site is within 400m walking distance of one or more services                                                                                                                                                   |                              |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                     | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                         |                              |                  |
| Vehicle Access                    | 5                                                                                                                                                     | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |                              |                  |
| Strategic Road Access             | N/A                                                                                                                                                   |                                                                                                                                                                                                                |                              |                  |
| Designated Heritage Assets        | 3                                                                                                                                                     | Site is adjacent to one or more designated heritage assets                                                                                                                                                     |                              |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                     | Site does not contain any non-designated heritage assets                                                                                                                                                       |                              |                  |
| Archaeological Assets             | 5                                                                                                                                                     | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                              |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                     | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |                              |                  |
| Defined Open Space                | 3                                                                                                                                                     | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                             |                              |                  |
| Green Belt & Green Wedge          | 0                                                                                                                                                     | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                              |                  |
| Land Classification               | 0                                                                                                                                                     | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                   |                              |                  |
| Protected Natural Features        | 3                                                                                                                                                     | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                              |                  |
| Flood Risk Constraints            | 4                                                                                                                                                     | Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1                                                                                                                            |                              |                  |
| Air Quality Management Areas      | 5                                                                                                                                                     | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                              |                  |
| Ground Condition Constraints      | 5                                                                                                                                                     | Ground treatment is not expected to be required                                                                                                                                                                |                              |                  |
| Neighbouring Constraints          | 5                                                                                                                                                     | Site has no neighbouring constraints                                                                                                                                                                           |                              |                  |
| Proximity to Key Services         | 5                                                                                                                                                     | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                                                  |                              |                  |
| Community Facilities              | 5                                                                                                                                                     | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                              |                              |                  |
| Comments on Suitability           | Within Urban Area. In range of bus stops. Adjacent Grade II listed building.Amenity Green Space. Small part of site in FZ2. Adjacent to sewage works. |                                                                                                                                                                                                                |                              |                  |
| Availability Criteria:            |                                                                                                                                                       |                                                                                                                                                                                                                | Availability Rating:         | Green            |
| Land Ownership                    | 5                                                                                                                                                     | Held by developer/willing owner/public sector                                                                                                                                                                  |                              |                  |
| Land Condition                    | 5                                                                                                                                                     | Vacant land & buildings                                                                                                                                                                                        |                              |                  |
| Legal Constraints                 | 5                                                                                                                                                     | Site does not face any known legal issues                                                                                                                                                                      |                              |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                   |                                                                                                                                                                                                                |                              |                  |
| Comments on Availability          |                                                                                                                                                       |                                                                                                                                                                                                                |                              |                  |
| Achievability Criteria:           |                                                                                                                                                       |                                                                                                                                                                                                                | Achievability Rating:        | Green            |
| Viability                         | 5                                                                                                                                                     | Development is likely viable                                                                                                                                                                                   |                              |                  |
| Timescale for Deliverability      | 5                                                                                                                                                     | Up to 5 years                                                                                                                                                                                                  |                              |                  |
| Comments on Achievability         |                                                                                                                                                       |                                                                                                                                                                                                                |                              |                  |

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| SHELAA Reference: 18SLAA3         |                                                                                                                          | RAG Rating:                                                                                                                                                                        | Amber                 | 01 November 2025 |
| Site Address:                     | Pondside Nursery And Yard, Chatham Green, Little Waltham, Chelmsford, Essex, CM3 3LE                                     |                                                                                                                                                                                    |                       |                  |
| Parish:                           | Little Waltham                                                                                                           | Total Score:                                                                                                                                                                       | 113                   |                  |
| Developable Site Area (ha):       | 0.32                                                                                                                     | Reason for discounted areas:                                                                                                                                                       |                       |                  |
| Potential Yield:                  | 13                                                                                                                       | Typology:                                                                                                                                                                          | 20                    |                  |
| Proposed Use:                     | Residential                                                                                                              | Comments on the size of site:                                                                                                                                                      |                       |                  |
| Suitability Criteria:             |                                                                                                                          |                                                                                                                                                                                    | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                        | Site is outside of any existing/proposed employment allocation                                                                                                                     |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                        | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                        | Site is within 2km walking distance of an employment allocation                                                                                                                    |                       |                  |
| Public Transport                  | 5                                                                                                                        | Site is within 400m walking distance of one or more services                                                                                                                       |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                        | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |                       |                  |
| Vehicle Access                    | 5                                                                                                                        | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |                       |                  |
| Strategic Road Access             | N/A                                                                                                                      |                                                                                                                                                                                    |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                        | Site does not contain any designated heritage assets                                                                                                                               |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                        | Site does not contain any non-designated heritage assets                                                                                                                           |                       |                  |
| Archaeological Assets             | 5                                                                                                                        | Site is not thought to contain any assets of archaeological interest                                                                                                               |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                        | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |                       |                  |
| Defined Open Space                | 5                                                                                                                        | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                        | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                |                       |                  |
| Land Classification               | 5                                                                                                                        | Site is predominantly Previously Developed Land                                                                                                                                    |                       |                  |
| Protected Natural Features        | 5                                                                                                                        | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features           |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                        | Site is wholly within Flood Zone 1                                                                                                                                                 |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                        | Site is in excess of 500m from a designated AQMA                                                                                                                                   |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                        | Ground treatment is not expected to be required                                                                                                                                    |                       |                  |
| Neighbouring Constraints          | 0                                                                                                                        | Site has neighbouring constraints with no potential for mitigation                                                                                                                 |                       |                  |
| Proximity to Key Services         | 0                                                                                                                        | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                            |                       |                  |
| Community Facilities              | 5                                                                                                                        | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |                       |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Part of site deemed PDL as per 17/00539/CLEUD & 22/01735/CLEUD. Adjacent to A131. |                                                                                                                                                                                    |                       |                  |
| Availability Criteria:            |                                                                                                                          |                                                                                                                                                                                    | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                        | Held by developer/willing owner/public sector                                                                                                                                      |                       |                  |
| Land Condition                    | 3                                                                                                                        | Low intensity land uses                                                                                                                                                            |                       |                  |
| Legal Constraints                 | 5                                                                                                                        | Site does not face any known legal issues                                                                                                                                          |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                      |                                                                                                                                                                                    |                       |                  |
| Comments on Availability          | Site currently in use for other purposes.                                                                                |                                                                                                                                                                                    |                       |                  |
| Achievability Criteria:           |                                                                                                                          |                                                                                                                                                                                    | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                        | Development is likely viable                                                                                                                                                       |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                        | Up to 5 years                                                                                                                                                                      |                       |                  |
| Comments on Achievability         |                                                                                                                          |                                                                                                                                                                                    |                       |                  |



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| <b>SHELAA Reference: 18SLAA4</b>  |                                                                                                                                                                                                                                                                                                       | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Green</b> | <b>01 November 2025</b> |
| Site Address:                     | Land North Of Elm Green Lane, Danbury, Chelmsford, Essex                                                                                                                                                                                                                                              |                                                                                                                                                                                      |              |                         |
| Parish:                           | Danbury                                                                                                                                                                                                                                                                                               | Total Score:                                                                                                                                                                         | 110          |                         |
| Developable Site Area (ha):       | 13.98                                                                                                                                                                                                                                                                                                 | Reason for discounted areas:                                                                                                                                                         |              |                         |
| Potential Yield:                  | 240                                                                                                                                                                                                                                                                                                   | Typology:                                                                                                                                                                            | 1            |                         |
| Proposed Use:                     | Residential                                                                                                                                                                                                                                                                                           | Comments on the size of site:                                                                                                                                                        |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                                                                                                                                                                                                                                       | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Green</b> |                         |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                                                                                     | Site is outside of any existing/proposed employment allocation                                                                                                                       |              |                         |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                                                                                     | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |              |                         |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                                                                                     | Site is within 2km walking distance of an employment allocation                                                                                                                      |              |                         |
| Public Transport                  | 5                                                                                                                                                                                                                                                                                                     | Site is within 400m walking distance of one or more services                                                                                                                         |              |                         |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                                                                                     | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |              |                         |
| Vehicle Access                    | 5                                                                                                                                                                                                                                                                                                     | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |              |                         |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                      |              |                         |
| Designated Heritage Assets        | 3                                                                                                                                                                                                                                                                                                     | Site is adjacent to one or more designated heritage assets                                                                                                                           |              |                         |
| Non-Designated Heritage Assets    | 3                                                                                                                                                                                                                                                                                                     | Site is adjacent to one or more non-designated heritage assets                                                                                                                       |              |                         |
| Archaeological Assets             | 5                                                                                                                                                                                                                                                                                                     | Site is not thought to contain any assets of archaeological interest                                                                                                                 |              |                         |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                                                                                                                     | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |              |                         |
| Defined Open Space                | 5                                                                                                                                                                                                                                                                                                     | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |              |                         |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                                                                                                                     | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |              |                         |
| Land Classification               | 3                                                                                                                                                                                                                                                                                                     | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use                                   |              |                         |
| Protected Natural Features        | 0                                                                                                                                                                                                                                                                                                     | Site partially or wholly comprises of one or more protected natural features                                                                                                         |              |                         |
| Flood Risk Constraints            | 5                                                                                                                                                                                                                                                                                                     | Site is wholly within Flood Zone 1                                                                                                                                                   |              |                         |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                                                                     | Site is in excess of 500m from a designated AQMA                                                                                                                                     |              |                         |
| Ground Condition Constraints      | 5                                                                                                                                                                                                                                                                                                     | Ground treatment is not expected to be required                                                                                                                                      |              |                         |
| Neighbouring Constraints          | 5                                                                                                                                                                                                                                                                                                     | Site has no neighbouring constraints                                                                                                                                                 |              |                         |
| Proximity to Key Services         | 3                                                                                                                                                                                                                                                                                                     | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |              |                         |
| Community Facilities              | 3                                                                                                                                                                                                                                                                                                     | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |              |                         |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Access off Riffhams Lane. Adjacent to a registered park. Adjacent to a Protected Lane. 0.202ha on site protected under TPO/1979/009, TPO/1983/013. Site adjacent to Blakes Wood and Lingwood Common SSSI. Site also adjacent to TPO/2010/008 and TPO/1980/001. |                                                                                                                                                                                      |              |                         |
| <b>Availability Criteria:</b>     |                                                                                                                                                                                                                                                                                                       | <b>Availability Rating:</b>                                                                                                                                                          | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                                                                                                                                                                                                                                     | Held by developer/willing owner/public sector                                                                                                                                        |              |                         |
| Land Condition                    | 5                                                                                                                                                                                                                                                                                                     | Vacant land & buildings                                                                                                                                                              |              |                         |
| Legal Constraints                 | 5                                                                                                                                                                                                                                                                                                     | Site does not face any known legal issues                                                                                                                                            |              |                         |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                      |              |                         |
| Comments on Availability          |                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                      |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                                                                                                                                                                                                                                       | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b> |                         |
| Viability                         | 5                                                                                                                                                                                                                                                                                                     | Development is likely viable                                                                                                                                                         |              |                         |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                                                                                     | Up to 5 years                                                                                                                                                                        |              |                         |
| Comments on Achievability         |                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                      |              |                         |

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| SHELAA Reference: 18SLAA5         |                                                                                                                                                                                                                                         | RAG Rating:                                                                                                                                                                          | Red                   | 01 November 2025 |
| Site Address:                     | Gay Bowers Farm, Bakers Lane, West Hanningfield, Chelmsford, Essex, CM2 8LD                                                                                                                                                             |                                                                                                                                                                                      |                       |                  |
| Parish:                           | West Hanningfield                                                                                                                                                                                                                       | Total Score:                                                                                                                                                                         | 96                    |                  |
| Developable Site Area (ha):       | 5.8                                                                                                                                                                                                                                     | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 99                                                                                                                                                                                                                                      | Typology:                                                                                                                                                                            | 2                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                                             | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                         |                                                                                                                                                                                      | Suitability Rating:   | Red              |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                       | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                       | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                       | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 5                                                                                                                                                                                                                                       | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                       | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                       | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                     |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                                                                                                                                       | Site does not contain any designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                                       | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                                       | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                                                       | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                                                                                       | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 0                                                                                                                                                                                                                                       | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |                       |                  |
| Land Classification               | 0                                                                                                                                                                                                                                       | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                       | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                                                       | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                       | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                                                                       | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 0                                                                                                                                                                                                                                       | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |                       |                  |
| Proximity to Key Services         | 0                                                                                                                                                                                                                                       | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                       |                  |
| Community Facilities              | 3                                                                                                                                                                                                                                       | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. 0.192ha protected under TPO/2006/044 - mainly to the south and west but slivers of the TPO within the site; 0.042ha Temple Grove Ancient Woodland, ID 883 - almost identical coverage as the TPO |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                         |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                                                       | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 3                                                                                                                                                                                                                                       | Low intensity land uses                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                                       | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                     |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          | Site currently in use for other purposes.                                                                                                                                                                                               |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                         |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                                                                                       | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                       | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                         |                                                                                                                                                                                      |                       |                  |

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| <b>SHELAA Reference: 18SLAA6</b>  |                                                                                                                                   | <b>RAG Rating:</b>                                                                                                                                                                 | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                     | Poolman Ltd, Bakers Lane, West Hanningfield, Chelmsford, Essex, CM2 8LD                                                           |                                                                                                                                                                                    |              |                         |
| Parish:                           | West Hanningfield                                                                                                                 | Total Score:                                                                                                                                                                       | 98           |                         |
| Developable Site Area (ha):       | 0.2                                                                                                                               | Reason for discounted areas:                                                                                                                                                       |              |                         |
| Potential Yield:                  | 6                                                                                                                                 | Typology:                                                                                                                                                                          | 18           |                         |
| Proposed Use:                     | Residential                                                                                                                       | Comments on the size of site:                                                                                                                                                      |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                                                                   | <b>Suitability Rating:</b>                                                                                                                                                         | <b>Red</b>   |                         |
| Proximity to Employment Areas     | 5                                                                                                                                 | Site is outside of any existing/proposed employment allocation                                                                                                                     |              |                         |
| Impact on Retail Areas            | 5                                                                                                                                 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |              |                         |
| Proximity to the Workplace        | 5                                                                                                                                 | Site is within 2km walking distance of an employment allocation                                                                                                                    |              |                         |
| Public Transport                  | 5                                                                                                                                 | Site is within 400m walking distance of one or more services                                                                                                                       |              |                         |
| PROW and Cycling Connectivity     | 5                                                                                                                                 | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |              |                         |
| Vehicle Access                    | 5                                                                                                                                 | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |              |                         |
| Strategic Road Access             | N/A                                                                                                                               |                                                                                                                                                                                    |              |                         |
| Designated Heritage Assets        | 5                                                                                                                                 | Site does not contain any designated heritage assets                                                                                                                               |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                                                                 | Site does not contain any non-designated heritage assets                                                                                                                           |              |                         |
| Archaeological Assets             | 5                                                                                                                                 | Site is not thought to contain any assets of archaeological interest                                                                                                               |              |                         |
| Minerals & Waste Constraints      | 5                                                                                                                                 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |              |                         |
| Defined Open Space                | 5                                                                                                                                 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |              |                         |
| Green Belt & Green Wedge          | 0                                                                                                                                 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                      |              |                         |
| Land Classification               | 0                                                                                                                                 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |              |                         |
| Protected Natural Features        | 0                                                                                                                                 | Site partially or wholly comprises of one or more protected natural features                                                                                                       |              |                         |
| Flood Risk Constraints            | 5                                                                                                                                 | Site is wholly within Flood Zone 1                                                                                                                                                 |              |                         |
| Air Quality Management Areas      | 5                                                                                                                                 | Site is in excess of 500m from a designated AQMA                                                                                                                                   |              |                         |
| Ground Condition Constraints      | 5                                                                                                                                 | Ground treatment is not expected to be required                                                                                                                                    |              |                         |
| Neighbouring Constraints          | 0                                                                                                                                 | Site has neighbouring constraints with no potential for mitigation                                                                                                                 |              |                         |
| Proximity to Key Services         | 0                                                                                                                                 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                            |              |                         |
| Community Facilities              | 5                                                                                                                                 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |              |                         |
| Comments on Suitability           | Outside of DSB. In range of bus stops. TPO/2006/044 and Temple Grove Ancient Woodland, ID 883 within 15m to the south of the site |                                                                                                                                                                                    |              |                         |
| <b>Availability Criteria:</b>     |                                                                                                                                   | <b>Availability Rating:</b>                                                                                                                                                        | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                                                                 | Held by developer/willing owner/public sector                                                                                                                                      |              |                         |
| Land Condition                    | 3                                                                                                                                 | Low intensity land uses                                                                                                                                                            |              |                         |
| Legal Constraints                 | 5                                                                                                                                 | Site does not face any known legal issues                                                                                                                                          |              |                         |
| Planning Permission or Allocation | N/A                                                                                                                               |                                                                                                                                                                                    |              |                         |
| Comments on Availability          | Site currently in use for other purposes.                                                                                         |                                                                                                                                                                                    |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                                                                   | <b>Achievability Rating:</b>                                                                                                                                                       | <b>Green</b> |                         |
| Viability                         | 5                                                                                                                                 | Development is likely viable                                                                                                                                                       |              |                         |
| Timescale for Deliverability      | 5                                                                                                                                 | Up to 5 years                                                                                                                                                                      |              |                         |
| Comments on Achievability         |                                                                                                                                   |                                                                                                                                                                                    |              |                         |

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| SHELAA Reference: 18SLAA7         |                                                                                                                                                                                                                | RAG Rating:                                                                                                                                                                          | Green                 | 01 November 2025 |
| Site Address:                     | Footpath Rear Of Quilp Drive, Chelmsford, Essex                                                                                                                                                                |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Broomfield                                                                                                                                                                                                     | Total Score:                                                                                                                                                                         | 112                   |                  |
| Developable Site Area (ha):       | 4.39                                                                                                                                                                                                           | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 75                                                                                                                                                                                                             | Typology:                                                                                                                                                                            | 2                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                    | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                |                                                                                                                                                                                      | Suitability Rating:   | Green            |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                              | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                              | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                              | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 5                                                                                                                                                                                                              | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                              | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                              | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                            |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 3                                                                                                                                                                                                              | Site is adjacent to one or more designated heritage assets                                                                                                                           |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                              | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                              | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                              | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                                                              | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                              | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 3                                                                                                                                                                                                              | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use                                   |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                              | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                              | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                              | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                                              | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                                              | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 3                                                                                                                                                                                                              | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |                       |                  |
| Community Facilities              | 3                                                                                                                                                                                                              | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Adjacent to Urban Area. In range of bus stops. Access via track adjoining estate. Adjacent Grade II listed building.TPO/2003/004, TPO/2202/020 and TPO/1989/025 just touching the southern border of the site. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                                                |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                              | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 5                                                                                                                                                                                                              | Vacant land & buildings                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                              | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                            |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          |                                                                                                                                                                                                                |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                                                              | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                              | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                                                |                                                                                                                                                                                      |                       |                  |

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| SHELAA Reference: 18SLAA8         |                                                                                                                                     | RAG Rating:                                                                                                                                                                                                    | Yellow                | 01 November 2025 |
| Site Address:                     | Land North Of Oat Leys, Broomfield, Chelmsford                                                                                      |                                                                                                                                                                                                                |                       |                  |
| Parish:                           | Broomfield                                                                                                                          | Total Score:                                                                                                                                                                                                   | 114                   |                  |
| Developable Site Area (ha):       | 1.92                                                                                                                                | Reason for discounted areas:                                                                                                                                                                                   |                       |                  |
| Potential Yield:                  | 43                                                                                                                                  | Typology:                                                                                                                                                                                                      | 3                     |                  |
| Proposed Use:                     | Residential                                                                                                                         | Comments on the size of site:                                                                                                                                                                                  |                       |                  |
| Suitability Criteria:             |                                                                                                                                     |                                                                                                                                                                                                                | Suitability Rating:   | Green            |
| Proximity to Employment Areas     | 5                                                                                                                                   | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                   | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                   | Site is within 2km walking distance of an employment allocation                                                                                                                                                |                       |                  |
| Public Transport                  | 5                                                                                                                                   | Site is within 400m walking distance of one or more services                                                                                                                                                   |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                   | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                         |                       |                  |
| Vehicle Access                    | 5                                                                                                                                   | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                 |                                                                                                                                                                                                                |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                                   | Site does not contain any designated heritage assets                                                                                                                                                           |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                   | Site does not contain any non-designated heritage assets                                                                                                                                                       |                       |                  |
| Archaeological Assets             | 5                                                                                                                                   | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                   | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |                       |                  |
| Defined Open Space                | 5                                                                                                                                   | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                   | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                            |                       |                  |
| Land Classification               | 3                                                                                                                                   | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use                                                             |                       |                  |
| Protected Natural Features        | 3                                                                                                                                   | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                   | Site is wholly within Flood Zone 1                                                                                                                                                                             |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                   | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                       |                  |
| Ground Condition Constraints      | 3                                                                                                                                   | Ground treatment is expected to be required on part of the site                                                                                                                                                |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                   | Site has no neighbouring constraints                                                                                                                                                                           |                       |                  |
| Proximity to Key Services         | 3                                                                                                                                   | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                                                   |                       |                  |
| Community Facilities              | 3                                                                                                                                   | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                           |                       |                  |
| Comments on Suitability           | Adjacent to Urban Area. In range of bus stops. Access via Patching Hall Lane. Priority 4 contaminated land within site: SOPC000600. |                                                                                                                                                                                                                |                       |                  |
| Availability Criteria:            |                                                                                                                                     |                                                                                                                                                                                                                | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                   | Held by developer/willing owner/public sector                                                                                                                                                                  |                       |                  |
| Land Condition                    | 5                                                                                                                                   | Vacant land & buildings                                                                                                                                                                                        |                       |                  |
| Legal Constraints                 | 5                                                                                                                                   | Site does not face any known legal issues                                                                                                                                                                      |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                 |                                                                                                                                                                                                                |                       |                  |
| Comments on Availability          |                                                                                                                                     |                                                                                                                                                                                                                |                       |                  |
| Achievability Criteria:           |                                                                                                                                     |                                                                                                                                                                                                                | Achievability Rating: | Yellow           |
| Viability                         | 5                                                                                                                                   | Development is likely viable                                                                                                                                                                                   |                       |                  |
| Timescale for Deliverability      | 4                                                                                                                                   | Over 5 years                                                                                                                                                                                                   |                       |                  |
| Comments on Achievability         |                                                                                                                                     |                                                                                                                                                                                                                |                       |                  |

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| SHELAA Reference: 18SLAA9         |                                                                     | RAG Rating:                                                                                                                                                                          | Amber                 | 01 November 2025 |
| Site Address:                     | Land South Of Mashbury Road, Chignal, Chelmsford, Essex             |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Chignal                                                             | Total Score:                                                                                                                                                                         | 107                   |                  |
| Developable Site Area (ha):       | 4.67                                                                | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 80                                                                  | Typology:                                                                                                                                                                            | 2                     |                  |
| Proposed Use:                     | Residential                                                         | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                     |                                                                                                                                                                                      | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                   | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                   | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                   | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 0                                                                   | Site is in excess of 400m walking distance from all services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                   | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                   | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                 |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 5                                                                   | Site does not contain any designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                   | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                   | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                   | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                   | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                   | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 0                                                                   | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 5                                                                   | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |                       |                  |
| Flood Risk Constraints            | 2                                                                   | Up to 25% of the site area is within Flood Zone 3                                                                                                                                    |                       |                  |
| Air Quality Management Areas      | 5                                                                   | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                   | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                   | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 3                                                                   | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |                       |                  |
| Community Facilities              | 3                                                                   | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Outside of DSB.                                                     |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                     |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                   | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 5                                                                   | Vacant land & buildings                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                   | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                 |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          | Promoted by both parties. Entire site not within promoters control. |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                     |                                                                                                                                                                                      | Achievability Rating: | Yellow           |
| Viability                         | 5                                                                   | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 4                                                                   | Over 5 years                                                                                                                                                                         |                       |                  |
| Comments on Achievability         |                                                                     |                                                                                                                                                                                      |                       |                  |

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| SHELAA Reference: 18SLAA11        |                                                                                                                                                                                                                                                                                                    | RAG Rating:                                                                                                                                                                                                    | Green                           | 01 November 2025 |
| Site Address:                     | Land South West Of Broomfield Place, Main Road, Broomfield, Chelmsford                                                                                                                                                                                                                             |                                                                                                                                                                                                                |                                 |                  |
| Parish:                           | Broomfield                                                                                                                                                                                                                                                                                         | Total Score:                                                                                                                                                                                                   | 106                             |                  |
| Developable Site Area (ha):       | 19.51                                                                                                                                                                                                                                                                                              | Reason for discounted areas:                                                                                                                                                                                   | Sewage Pumping Station (0.03ha) |                  |
| Potential Yield:                  | 335                                                                                                                                                                                                                                                                                                | Typology:                                                                                                                                                                                                      | 1                               |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                                                                                                        | Comments on the size of site:                                                                                                                                                                                  |                                 |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                | Suitability Rating:             | Green            |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                                                                                  | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |                                 |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                                                                                  | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |                                 |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                                                                                  | Site is within 2km walking distance of an employment allocation                                                                                                                                                |                                 |                  |
| Public Transport                  | 5                                                                                                                                                                                                                                                                                                  | Site is within 400m walking distance of one or more services                                                                                                                                                   |                                 |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                                                                                  | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                         |                                 |                  |
| Vehicle Access                    | 3                                                                                                                                                                                                                                                                                                  | There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site                                                                    |                                 |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                |                                 |                  |
| Designated Heritage Assets        | 3                                                                                                                                                                                                                                                                                                  | Site is adjacent to one or more designated heritage assets                                                                                                                                                     |                                 |                  |
| Non-Designated Heritage Assets    | 3                                                                                                                                                                                                                                                                                                  | Site is adjacent to one or more non-designated heritage assets                                                                                                                                                 |                                 |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                                                                                                  | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                                 |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                                                                                                                  | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |                                 |                  |
| Defined Open Space                | 5                                                                                                                                                                                                                                                                                                  | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |                                 |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                                                                                                                  | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                            |                                 |                  |
| Land Classification               | 0                                                                                                                                                                                                                                                                                                  | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                   |                                 |                  |
| Protected Natural Features        | 3                                                                                                                                                                                                                                                                                                  | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                                 |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                                                                                                                  | Site is wholly within Flood Zone 1                                                                                                                                                                             |                                 |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                                                                  | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                                 |                  |
| Ground Condition Constraints      | 3                                                                                                                                                                                                                                                                                                  | Ground treatment is expected to be required on part of the site                                                                                                                                                |                                 |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                                                                                                                                  | Site has no neighbouring constraints                                                                                                                                                                           |                                 |                  |
| Proximity to Key Services         | 3                                                                                                                                                                                                                                                                                                  | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                                                   |                                 |                  |
| Community Facilities              | 3                                                                                                                                                                                                                                                                                                  | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                           |                                 |                  |
| Comments on Suitability           | Adjacent to Urban Area. In range of bus stops. Potential for access via Broomfield Road. Adjacent to Grade 2 listed building.Adjacent to buildings of local value. Handful of trees on boundary protected under TPO/2001/026, TPO/2002/129, TPO/2008/011.Priority 4 contaminated land: SOPC000887. |                                                                                                                                                                                                                |                                 |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                | Availability Rating:            | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                                                                                                                  | Held by developer/willing owner/public sector                                                                                                                                                                  |                                 |                  |
| Land Condition                    | 5                                                                                                                                                                                                                                                                                                  | Vacant land & buildings                                                                                                                                                                                        |                                 |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                                                                                                  | Site does not face any known legal issues                                                                                                                                                                      |                                 |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                |                                 |                  |
| Comments on Availability          |                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                |                                 |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                | Achievability Rating:           | Green            |
| Viability                         | 5                                                                                                                                                                                                                                                                                                  | Development is likely viable                                                                                                                                                                                   |                                 |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                                                                                  | Up to 5 years                                                                                                                                                                                                  |                                 |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                |                                 |                  |



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| SHELAA Reference: 18SLAA16        |                                                                                                                | RAG Rating:                                                                                                                                                                                                                                                            | Amber                 | 01 November 2025 |
| Site Address:                     | Land Adjacent To Weighbridge Site, Brook Street, Chelmsford                                                    |                                                                                                                                                                                                                                                                        |                       |                  |
| Parish:                           | Chelmsford                                                                                                     | Total Score:                                                                                                                                                                                                                                                           | 87                    |                  |
| Developable Site Area (ha):       | 1.53                                                                                                           | Reason for discounted areas:                                                                                                                                                                                                                                           |                       |                  |
| Potential Yield:                  | 157                                                                                                            | Typology:                                                                                                                                                                                                                                                              | 13                    |                  |
| Proposed Use:                     | Residential                                                                                                    | Comments on the size of site:                                                                                                                                                                                                                                          |                       |                  |
| Suitability Criteria:             |                                                                                                                |                                                                                                                                                                                                                                                                        | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 0                                                                                                              | Site is wholly/partially located within an existing/proposed employment allocation                                                                                                                                                                                     |                       |                  |
| Impact on Retail Areas            | 5                                                                                                              | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                                                                                     |                       |                  |
| Proximity to the Workplace        | 5                                                                                                              | Site is within 2km walking distance of an employment allocation                                                                                                                                                                                                        |                       |                  |
| Public Transport                  | 5                                                                                                              | Site is within 400m walking distance of one or more services                                                                                                                                                                                                           |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                              | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                                                                                 |                       |                  |
| Vehicle Access                    | 5                                                                                                              | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                                                                                       |                       |                  |
| Strategic Road Access             | N/A                                                                                                            |                                                                                                                                                                                                                                                                        |                       |                  |
| Designated Heritage Assets        | 5                                                                                                              | Site does not contain any designated heritage assets                                                                                                                                                                                                                   |                       |                  |
| Non-Designated Heritage Assets    | 0                                                                                                              | Site contains one or more non-designated heritage assets                                                                                                                                                                                                               |                       |                  |
| Archaeological Assets             | 5                                                                                                              | Site is not thought to contain any assets of archaeological interest                                                                                                                                                                                                   |                       |                  |
| Minerals & Waste Constraints      | 0                                                                                                              | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development |                       |                  |
| Defined Open Space                | 5                                                                                                              | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                                                                                       |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                              | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                                                                                    |                       |                  |
| Land Classification               | 5                                                                                                              | Site is predominantly Previously Developed Land                                                                                                                                                                                                                        |                       |                  |
| Protected Natural Features        | 3                                                                                                              | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature                                                         |                       |                  |
| Flood Risk Constraints            | 5                                                                                                              | Site is wholly within Flood Zone 1                                                                                                                                                                                                                                     |                       |                  |
| Air Quality Management Areas      | 5                                                                                                              | Site is in excess of 500m from a designated AQMA                                                                                                                                                                                                                       |                       |                  |
| Ground Condition Constraints      | 0                                                                                                              | Ground treatment is expected to be required on the majority (90% or more) of the site                                                                                                                                                                                  |                       |                  |
| Neighbouring Constraints          | 0                                                                                                              | Site has neighbouring constraints with no potential for mitigation                                                                                                                                                                                                     |                       |                  |
| Proximity to Key Services         | 5                                                                                                              | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                                                                                                          |                       |                  |
| Community Facilities              | 3                                                                                                              | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                                                                   |                       |                  |
| Comments on Suitability           | Within Urban Area. In range of bus stops. Local listed buildings within site. Part of building of local value. |                                                                                                                                                                                                                                                                        |                       |                  |
| Availability Criteria:            |                                                                                                                |                                                                                                                                                                                                                                                                        | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                              | Held by developer/willing owner/public sector                                                                                                                                                                                                                          |                       |                  |
| Land Condition                    | 2                                                                                                              | Established multiple uses                                                                                                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                                              | Site does not face any known legal issues                                                                                                                                                                                                                              |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                            |                                                                                                                                                                                                                                                                        |                       |                  |
| Comments on Availability          | Site currently in use for other purposes.                                                                      |                                                                                                                                                                                                                                                                        |                       |                  |
| Achievability Criteria:           |                                                                                                                |                                                                                                                                                                                                                                                                        | Achievability Rating: | Amber            |
| Viability                         | 0                                                                                                              | Development is likely unviable                                                                                                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 4                                                                                                              | Over 5 years                                                                                                                                                                                                                                                           |                       |                  |
| Comments on Achievability         |                                                                                                                |                                                                                                                                                                                                                                                                        |                       |                  |

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| SHELAA Reference: 18SLAA17        |                                                                                                                                                                     | RAG Rating:                                                                                                                                                                                                                                                            | Amber                                                       | 01 November 2025 |
| Site Address:                     | Land North Of The A12 East Of Southend Road, Great Baddow, Chelmsford, Essex                                                                                        |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Parish:                           | Great Baddow                                                                                                                                                        | Total Score:                                                                                                                                                                                                                                                           | 95                                                          |                  |
| Developable Site Area (ha):       | 11.034                                                                                                                                                              | Reason for discounted areas:                                                                                                                                                                                                                                           | Gas pipe and Buffer (1.086ha)                               |                  |
| Potential Yield:                  | 189                                                                                                                                                                 | Typology:                                                                                                                                                                                                                                                              | 2+33+34+36                                                  |                  |
| Proposed Use:                     | Mixed Use                                                                                                                                                           | Comments on the size of site:                                                                                                                                                                                                                                          | Size of site is potentially suitable for all employment use |                  |
| Suitability Criteria:             |                                                                                                                                                                     |                                                                                                                                                                                                                                                                        | Suitability Rating:                                         | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                   | Site is outside of any existing/proposed employment allocation                                                                                                                                                                                                         |                                                             |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                   | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                                                                                     |                                                             |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                   | Site is within 2km walking distance of an employment allocation                                                                                                                                                                                                        |                                                             |                  |
| Public Transport                  | 5                                                                                                                                                                   | Site is within 400m walking distance of one or more services                                                                                                                                                                                                           |                                                             |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                   | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                                                                                 |                                                             |                  |
| Vehicle Access                    | 5                                                                                                                                                                   | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                                                                                       |                                                             |                  |
| Strategic Road Access             | 5                                                                                                                                                                   | Site has direct access to or is adjacent to the strategic road network                                                                                                                                                                                                 |                                                             |                  |
| Designated Heritage Assets        | 5                                                                                                                                                                   | Site does not contain any designated heritage assets                                                                                                                                                                                                                   |                                                             |                  |
| Non-Designated Heritage Assets    | 0                                                                                                                                                                   | Site contains one or more non-designated heritage assets                                                                                                                                                                                                               |                                                             |                  |
| Archaeological Assets             | 5                                                                                                                                                                   | Site is not thought to contain any assets of archaeological interest                                                                                                                                                                                                   |                                                             |                  |
| Minerals & Waste Constraints      | 0                                                                                                                                                                   | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development |                                                             |                  |
| Defined Open Space                | 5                                                                                                                                                                   | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                                                                                       |                                                             |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                   | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                                                                                    |                                                             |                  |
| Land Classification               | 0                                                                                                                                                                   | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                                                                           |                                                             |                  |
| Protected Natural Features        | 0                                                                                                                                                                   | Site partially or wholly comprises of one or more protected natural features                                                                                                                                                                                           |                                                             |                  |
| Flood Risk Constraints            | 1                                                                                                                                                                   | 25%-50% of the site area is within Flood Zone 3                                                                                                                                                                                                                        |                                                             |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                   | Site is in excess of 500m from a designated AQMA                                                                                                                                                                                                                       |                                                             |                  |
| Ground Condition Constraints      | 3                                                                                                                                                                   | Ground treatment is expected to be required on part of the site                                                                                                                                                                                                        |                                                             |                  |
| Neighbouring Constraints          | 0                                                                                                                                                                   | Site has neighbouring constraints with no potential for mitigation                                                                                                                                                                                                     |                                                             |                  |
| Proximity to Key Services         | 3                                                                                                                                                                   | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                                                                                                           |                                                             |                  |
| Community Facilities              | 3                                                                                                                                                                   | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                                                                   |                                                             |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Part of building of local value. A number of trees within the site and to the east of the site are protected by TPO/2024/011 |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Availability Criteria:            |                                                                                                                                                                     |                                                                                                                                                                                                                                                                        | Availability Rating:                                        | Green            |
| Land Ownership                    | 5                                                                                                                                                                   | Held by developer/willing owner/public sector                                                                                                                                                                                                                          |                                                             |                  |
| Land Condition                    | 5                                                                                                                                                                   | Vacant land & buildings                                                                                                                                                                                                                                                |                                                             |                  |
| Legal Constraints                 | 5                                                                                                                                                                   | Site does not face any known legal issues                                                                                                                                                                                                                              |                                                             |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                 |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Comments on Availability          |                                                                                                                                                                     |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Achievability Criteria:           |                                                                                                                                                                     |                                                                                                                                                                                                                                                                        | Achievability Rating:                                       | Green            |
| Viability                         | 5                                                                                                                                                                   | Development is likely viable                                                                                                                                                                                                                                           |                                                             |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                   | Up to 5 years                                                                                                                                                                                                                                                          |                                                             |                  |
| Comments on Achievability         |                                                                                                                                                                     |                                                                                                                                                                                                                                                                        |                                                             |                  |

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| SHELAA Reference: 18SLAA18        |                                                                            | RAG Rating:                                                                                                                                                                                                    | Red                                                         | 01 November 2025 |
| Site Address:                     | Land South Of 89 To 143 Galleywood Road, Great Baddow, Chelmsford, Essex   |                                                                                                                                                                                                                |                                                             |                  |
| Parish:                           | Great Baddow                                                               | Total Score:                                                                                                                                                                                                   | 100                                                         |                  |
| Developable Site Area (ha):       | 7.95                                                                       | Reason for discounted areas:                                                                                                                                                                                   |                                                             |                  |
| Potential Yield:                  | 136                                                                        | Typology:                                                                                                                                                                                                      | 2                                                           |                  |
| Proposed Use:                     | Mixed Use                                                                  | Comments on the size of site:                                                                                                                                                                                  | Size of site is potentially suitable for all employment use |                  |
| Suitability Criteria:             |                                                                            | Suitability Rating:                                                                                                                                                                                            | Red                                                         |                  |
| Proximity to Employment Areas     | 5                                                                          | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |                                                             |                  |
| Impact on Retail Areas            | 5                                                                          | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |                                                             |                  |
| Proximity to the Workplace        | 5                                                                          | Site is within 2km walking distance of an employment allocation                                                                                                                                                |                                                             |                  |
| Public Transport                  | 5                                                                          | Site is within 400m walking distance of one or more services                                                                                                                                                   |                                                             |                  |
| PROW and Cycling Connectivity     | 0                                                                          | Site is not connected to either an existing PROW or cycle network                                                                                                                                              |                                                             |                  |
| Vehicle Access                    | 5                                                                          | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |                                                             |                  |
| Strategic Road Access             | 0                                                                          | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road                                                                         |                                                             |                  |
| Designated Heritage Assets        | 5                                                                          | Site does not contain any designated heritage assets                                                                                                                                                           |                                                             |                  |
| Non-Designated Heritage Assets    | 5                                                                          | Site does not contain any non-designated heritage assets                                                                                                                                                       |                                                             |                  |
| Archaeological Assets             | 5                                                                          | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                                                             |                  |
| Minerals & Waste Constraints      | 5                                                                          | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |                                                             |                  |
| Defined Open Space                | 5                                                                          | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |                                                             |                  |
| Green Belt & Green Wedge          | 0                                                                          | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                                                             |                  |
| Land Classification               | 0                                                                          | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                   |                                                             |                  |
| Protected Natural Features        | 3                                                                          | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                                                             |                  |
| Flood Risk Constraints            | 5                                                                          | Site is wholly within Flood Zone 1                                                                                                                                                                             |                                                             |                  |
| Air Quality Management Areas      | 5                                                                          | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                                                             |                  |
| Ground Condition Constraints      | 3                                                                          | Ground treatment is expected to be required on part of the site                                                                                                                                                |                                                             |                  |
| Neighbouring Constraints          | 5                                                                          | Site has no neighbouring constraints                                                                                                                                                                           |                                                             |                  |
| Proximity to Key Services         | 3                                                                          | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                                                   |                                                             |                  |
| Community Facilities              | 3                                                                          | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                           |                                                             |                  |
| Comments on Suitability           | Adjacent to Urban Area. In range of bus stops. Access via Galleywood Road. |                                                                                                                                                                                                                |                                                             |                  |
| Availability Criteria:            |                                                                            | Availability Rating:                                                                                                                                                                                           | Green                                                       |                  |
| Land Ownership                    | 3                                                                          | Promoter has an option to purchase site or collaborate with existing owner                                                                                                                                     |                                                             |                  |
| Land Condition                    | 5                                                                          | Vacant land & buildings                                                                                                                                                                                        |                                                             |                  |
| Legal Constraints                 | 5                                                                          | Site does not face any known legal issues                                                                                                                                                                      |                                                             |                  |
| Planning Permission or Allocation | N/A                                                                        |                                                                                                                                                                                                                |                                                             |                  |
| Comments on Availability          |                                                                            |                                                                                                                                                                                                                |                                                             |                  |
| Achievability Criteria:           |                                                                            | Achievability Rating:                                                                                                                                                                                          | Green                                                       |                  |
| Viability                         | 5                                                                          | Development is likely viable                                                                                                                                                                                   |                                                             |                  |
| Timescale for Deliverability      | 5                                                                          | Up to 5 years                                                                                                                                                                                                  |                                                             |                  |
| Comments on Achievability         |                                                                            |                                                                                                                                                                                                                |                                                             |                  |

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| <b>SHELAA Reference: 18SLAA19</b> |                                                                                                                                                            | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Amber</b> | <b>01 November 2025</b> |
| Site Address:                     | Land North Of Mill Road, North End, Dunmow, Essex, CM6 3PE                                                                                                 |                                                                                                                                                                                      |              |                         |
| Parish:                           | Great Waltham                                                                                                                                              | Total Score:                                                                                                                                                                         | 99           |                         |
| Developable Site Area (ha):       | 1.37                                                                                                                                                       | Reason for discounted areas:                                                                                                                                                         |              |                         |
| Potential Yield:                  | 26                                                                                                                                                         | Typology:                                                                                                                                                                            | 4            |                         |
| Proposed Use:                     | Residential                                                                                                                                                | Comments on the size of site:                                                                                                                                                        |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                                                                                            | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Amber</b> |                         |
| Proximity to Employment Areas     | 5                                                                                                                                                          | Site is outside of any existing/proposed employment allocation                                                                                                                       |              |                         |
| Impact on Retail Areas            | 5                                                                                                                                                          | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |              |                         |
| Proximity to the Workplace        | 5                                                                                                                                                          | Site is within 2km walking distance of an employment allocation                                                                                                                      |              |                         |
| Public Transport                  | 0                                                                                                                                                          | Site is in excess of 400m walking distance from all services                                                                                                                         |              |                         |
| PROW and Cycling Connectivity     | 5                                                                                                                                                          | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |              |                         |
| Vehicle Access                    | 5                                                                                                                                                          | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |              |                         |
| Strategic Road Access             | N/A                                                                                                                                                        |                                                                                                                                                                                      |              |                         |
| Designated Heritage Assets        | 3                                                                                                                                                          | Site is adjacent to one or more designated heritage assets                                                                                                                           |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                                                                                          | Site does not contain any non-designated heritage assets                                                                                                                             |              |                         |
| Archaeological Assets             | 5                                                                                                                                                          | Site is not thought to contain any assets of archaeological interest                                                                                                                 |              |                         |
| Minerals & Waste Constraints      | 5                                                                                                                                                          | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |              |                         |
| Defined Open Space                | 5                                                                                                                                                          | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |              |                         |
| Green Belt & Green Wedge          | 5                                                                                                                                                          | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |              |                         |
| Land Classification               | 0                                                                                                                                                          | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |              |                         |
| Protected Natural Features        | 0                                                                                                                                                          | Site partially or wholly comprises of one or more protected natural features                                                                                                         |              |                         |
| Flood Risk Constraints            | 5                                                                                                                                                          | Site is wholly within Flood Zone 1                                                                                                                                                   |              |                         |
| Air Quality Management Areas      | 5                                                                                                                                                          | Site is in excess of 500m from a designated AQMA                                                                                                                                     |              |                         |
| Ground Condition Constraints      | 5                                                                                                                                                          | Ground treatment is not expected to be required                                                                                                                                      |              |                         |
| Neighbouring Constraints          | 5                                                                                                                                                          | Site has no neighbouring constraints                                                                                                                                                 |              |                         |
| Proximity to Key Services         | 0                                                                                                                                                          | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |              |                         |
| Community Facilities              | 3                                                                                                                                                          | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |              |                         |
| Comments on Suitability           | Outside of DSB. Access onto Mill Road. Adjacent to grade 2 listed buildings. 0.03ha protected under TPO/2000/008 covering the southern access to the site. |                                                                                                                                                                                      |              |                         |
| <b>Availability Criteria:</b>     |                                                                                                                                                            | <b>Availability Rating:</b>                                                                                                                                                          | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                                                                                          | Held by developer/willing owner/public sector                                                                                                                                        |              |                         |
| Land Condition                    | 3                                                                                                                                                          | Low intensity land uses                                                                                                                                                              |              |                         |
| Legal Constraints                 | 5                                                                                                                                                          | Site does not face any known legal issues                                                                                                                                            |              |                         |
| Planning Permission or Allocation | N/A                                                                                                                                                        |                                                                                                                                                                                      |              |                         |
| Comments on Availability          | Site in use for other purposes.                                                                                                                            |                                                                                                                                                                                      |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                                                                                            | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b> |                         |
| Viability                         | 5                                                                                                                                                          | Development is likely viable                                                                                                                                                         |              |                         |
| Timescale for Deliverability      | 5                                                                                                                                                          | Up to 5 years                                                                                                                                                                        |              |                         |
| Comments on Achievability         |                                                                                                                                                            |                                                                                                                                                                                      |              |                         |

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| <b>SHELAA Reference: 18SLAA20</b> |                                                                                    | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Amber</b> | <b>01 November 2025</b> |
| Site Address:                     | Land North East Of 55 - 65 Peartree Lane, Bicknacre, Chelmsford, Essex             |                                                                                                                                                                                      |              |                         |
| Parish:                           | Bicknacre                                                                          | Total Score:                                                                                                                                                                         | 97           |                         |
| Developable Site Area (ha):       | 1.51                                                                               | Reason for discounted areas:                                                                                                                                                         |              |                         |
| Potential Yield:                  | 34                                                                                 | Typology:                                                                                                                                                                            | 3            |                         |
| Proposed Use:                     | Residential                                                                        | Comments on the size of site:                                                                                                                                                        |              |                         |
| <b>Suitability Criteria:</b>      |                                                                                    | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Amber</b> |                         |
| Proximity to Employment Areas     | 5                                                                                  | Site is outside of any existing/proposed employment allocation                                                                                                                       |              |                         |
| Impact on Retail Areas            | 5                                                                                  | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |              |                         |
| Proximity to the Workplace        | 0                                                                                  | Site is in excess of 2km walking distance of an employment allocation                                                                                                                |              |                         |
| Public Transport                  | 0                                                                                  | Site is in excess of 400m walking distance from all services                                                                                                                         |              |                         |
| PROW and Cycling Connectivity     | 0                                                                                  | Site is not connected to either an existing PROW or cycle network                                                                                                                    |              |                         |
| Vehicle Access                    | 5                                                                                  | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |              |                         |
| Strategic Road Access             | N/A                                                                                |                                                                                                                                                                                      |              |                         |
| Designated Heritage Assets        | 5                                                                                  | Site does not contain any designated heritage assets                                                                                                                                 |              |                         |
| Non-Designated Heritage Assets    | 5                                                                                  | Site does not contain any non-designated heritage assets                                                                                                                             |              |                         |
| Archaeological Assets             | 5                                                                                  | Site is not thought to contain any assets of archaeological interest                                                                                                                 |              |                         |
| Minerals & Waste Constraints      | 5                                                                                  | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |              |                         |
| Defined Open Space                | 5                                                                                  | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |              |                         |
| Green Belt & Green Wedge          | 5                                                                                  | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |              |                         |
| Land Classification               | 0                                                                                  | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |              |                         |
| Protected Natural Features        | 0                                                                                  | Site partially or wholly comprises of one or more protected natural features                                                                                                         |              |                         |
| Flood Risk Constraints            | 4                                                                                  | Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1                                                                                                  |              |                         |
| Air Quality Management Areas      | 5                                                                                  | Site is in excess of 500m from a designated AQMA                                                                                                                                     |              |                         |
| Ground Condition Constraints      | 5                                                                                  | Ground treatment is not expected to be required                                                                                                                                      |              |                         |
| Neighbouring Constraints          | 5                                                                                  | Site has no neighbouring constraints                                                                                                                                                 |              |                         |
| Proximity to Key Services         | 5                                                                                  | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                        |              |                         |
| Community Facilities              | 3                                                                                  | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |              |                         |
| Comments on Suitability           | Adjacent to DSB. 0.019ha protected under TPO/2000/032 in the south eastern corner. |                                                                                                                                                                                      |              |                         |
| <b>Availability Criteria:</b>     |                                                                                    | <b>Availability Rating:</b>                                                                                                                                                          | <b>Green</b> |                         |
| Land Ownership                    | 5                                                                                  | Held by developer/willing owner/public sector                                                                                                                                        |              |                         |
| Land Condition                    | 5                                                                                  | Vacant land & buildings                                                                                                                                                              |              |                         |
| Legal Constraints                 | 5                                                                                  | Site does not face any known legal issues                                                                                                                                            |              |                         |
| Planning Permission or Allocation | N/A                                                                                |                                                                                                                                                                                      |              |                         |
| Comments on Availability          |                                                                                    |                                                                                                                                                                                      |              |                         |
| <b>Achievability Criteria:</b>    |                                                                                    | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b> |                         |
| Viability                         | 5                                                                                  | Development is likely viable                                                                                                                                                         |              |                         |
| Timescale for Deliverability      | 5                                                                                  | Up to 5 years                                                                                                                                                                        |              |                         |
| Comments on Achievability         |                                                                                    |                                                                                                                                                                                      |              |                         |

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| <b>SHELAA Reference: 19SHELAA4</b> |                                                                                                                                                                                                                                                                              | <b>RAG Rating:</b>                                                                                                                                                                 | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                      | Land West Of Beauvoir Arms, Downham Road, Ramsden Heath, Billericay, Essex                                                                                                                                                                                                   |                                                                                                                                                                                    |              |                         |
| Parish:                            | South Hanningfield                                                                                                                                                                                                                                                           | Total Score:                                                                                                                                                                       | 96           |                         |
| Developable Site Area (ha):        | 0.25                                                                                                                                                                                                                                                                         | Reason for discounted areas:                                                                                                                                                       |              |                         |
| Potential Yield:                   | 8                                                                                                                                                                                                                                                                            | Typology:                                                                                                                                                                          | 18           |                         |
| Proposed Use:                      | Residential                                                                                                                                                                                                                                                                  | Comments on the size of site:                                                                                                                                                      |              |                         |
| <b>Suitability Criteria:</b>       |                                                                                                                                                                                                                                                                              | <b>Suitability Rating:</b>                                                                                                                                                         | <b>Red</b>   |                         |
| Proximity to Employment Areas      | 5                                                                                                                                                                                                                                                                            | Site is outside of any existing/proposed employment allocation                                                                                                                     |              |                         |
| Impact on Retail Areas             | 5                                                                                                                                                                                                                                                                            | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |              |                         |
| Proximity to the Workplace         | 0                                                                                                                                                                                                                                                                            | Site is in excess of 2km walking distance of an employment allocation                                                                                                              |              |                         |
| Public Transport                   | 5                                                                                                                                                                                                                                                                            | Site is within 400m walking distance of one or more services                                                                                                                       |              |                         |
| PROW and Cycling Connectivity      | 5                                                                                                                                                                                                                                                                            | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |              |                         |
| Vehicle Access                     | 5                                                                                                                                                                                                                                                                            | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |              |                         |
| Strategic Road Access              | N/A                                                                                                                                                                                                                                                                          |                                                                                                                                                                                    |              |                         |
| Designated Heritage Assets         | 3                                                                                                                                                                                                                                                                            | Site is adjacent to one or more designated heritage assets                                                                                                                         |              |                         |
| Non-Designated Heritage Assets     | 5                                                                                                                                                                                                                                                                            | Site does not contain any non-designated heritage assets                                                                                                                           |              |                         |
| Archaeological Assets              | 5                                                                                                                                                                                                                                                                            | Site is not thought to contain any assets of archaeological interest                                                                                                               |              |                         |
| Minerals & Waste Constraints       | 5                                                                                                                                                                                                                                                                            | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |              |                         |
| Defined Open Space                 | 3                                                                                                                                                                                                                                                                            | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                 |              |                         |
| Green Belt & Green Wedge           | 0                                                                                                                                                                                                                                                                            | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                      |              |                         |
| Land Classification                | 0                                                                                                                                                                                                                                                                            | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |              |                         |
| Protected Natural Features         | 0                                                                                                                                                                                                                                                                            | Site partially or wholly comprises of one or more protected natural features                                                                                                       |              |                         |
| Flood Risk Constraints             | 5                                                                                                                                                                                                                                                                            | Site is wholly within Flood Zone 1                                                                                                                                                 |              |                         |
| Air Quality Management Areas       | 5                                                                                                                                                                                                                                                                            | Site is in excess of 500m from a designated AQMA                                                                                                                                   |              |                         |
| Ground Condition Constraints       | 5                                                                                                                                                                                                                                                                            | Ground treatment is not expected to be required                                                                                                                                    |              |                         |
| Neighbouring Constraints           | 5                                                                                                                                                                                                                                                                            | Site has no neighbouring constraints                                                                                                                                               |              |                         |
| Proximity to Key Services          | 0                                                                                                                                                                                                                                                                            | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                            |              |                         |
| Community Facilities               | 5                                                                                                                                                                                                                                                                            | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |              |                         |
| Comments on Suitability            | Adjacent to DSB. In range of bus stops. Adjacent Grade II listed building. Outdoor Sport (Private). A single tree within 15m of the southern boundary protected by TPO/2005/030, this might be a veteran tree. Ancient Woodland ID 35m to the north west, also TPO/2010/014. |                                                                                                                                                                                    |              |                         |
| <b>Availability Criteria:</b>      |                                                                                                                                                                                                                                                                              | <b>Availability Rating:</b>                                                                                                                                                        | <b>Green</b> |                         |
| Land Ownership                     | 5                                                                                                                                                                                                                                                                            | Held by developer/willing owner/public sector                                                                                                                                      |              |                         |
| Land Condition                     | 5                                                                                                                                                                                                                                                                            | Vacant land & buildings                                                                                                                                                            |              |                         |
| Legal Constraints                  | 5                                                                                                                                                                                                                                                                            | Site does not face any known legal issues                                                                                                                                          |              |                         |
| Planning Permission or Allocation  | N/A                                                                                                                                                                                                                                                                          |                                                                                                                                                                                    |              |                         |
| Comments on Availability           |                                                                                                                                                                                                                                                                              |                                                                                                                                                                                    |              |                         |
| <b>Achievability Criteria:</b>     |                                                                                                                                                                                                                                                                              | <b>Achievability Rating:</b>                                                                                                                                                       | <b>Green</b> |                         |
| Viability                          | 5                                                                                                                                                                                                                                                                            | Development is likely viable                                                                                                                                                       |              |                         |
| Timescale for Deliverability       | 5                                                                                                                                                                                                                                                                            | Up to 5 years                                                                                                                                                                      |              |                         |
| Comments on Achievability          |                                                                                                                                                                                                                                                                              |                                                                                                                                                                                    |              |                         |

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| <b>SHELAA Reference: 19SHELAA5</b> |                                                                      | <b>RAG Rating:</b>                                                                                                                                                                 | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                      | Land Adjacent The Pines, Park Lane, Ramsden Heath, Billericay, Essex |                                                                                                                                                                                    |              |                         |
| Parish:                            | South Hanningfield                                                   | Total Score:                                                                                                                                                                       | 100          |                         |
| Developable Site Area (ha):        | 0.27                                                                 | Reason for discounted areas:                                                                                                                                                       |              |                         |
| Potential Yield:                   | 8                                                                    | Typology:                                                                                                                                                                          | 18           |                         |
| Proposed Use:                      | Residential                                                          | Comments on the size of site:                                                                                                                                                      |              |                         |
| <b>Suitability Criteria:</b>       |                                                                      | <b>Suitability Rating:</b>                                                                                                                                                         | <b>Red</b>   |                         |
| Proximity to Employment Areas      | 5                                                                    | Site is outside of any existing/proposed employment allocation                                                                                                                     |              |                         |
| Impact on Retail Areas             | 5                                                                    | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |              |                         |
| Proximity to the Workplace         | 0                                                                    | Site is in excess of 2km walking distance of an employment allocation                                                                                                              |              |                         |
| Public Transport                   | 5                                                                    | Site is within 400m walking distance of one or more services                                                                                                                       |              |                         |
| PROW and Cycling Connectivity      | 0                                                                    | Site is not connected to either an existing PROW or cycle network                                                                                                                  |              |                         |
| Vehicle Access                     | 5                                                                    | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |              |                         |
| Strategic Road Access              | N/A                                                                  |                                                                                                                                                                                    |              |                         |
| Designated Heritage Assets         | 5                                                                    | Site does not contain any designated heritage assets                                                                                                                               |              |                         |
| Non-Designated Heritage Assets     | 5                                                                    | Site does not contain any non-designated heritage assets                                                                                                                           |              |                         |
| Archaeological Assets              | 5                                                                    | Site is not thought to contain any assets of archaeological interest                                                                                                               |              |                         |
| Minerals & Waste Constraints       | 5                                                                    | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |              |                         |
| Defined Open Space                 | 5                                                                    | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |              |                         |
| Green Belt & Green Wedge           | 0                                                                    | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                      |              |                         |
| Land Classification                | 0                                                                    | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |              |                         |
| Protected Natural Features         | 5                                                                    | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features           |              |                         |
| Flood Risk Constraints             | 5                                                                    | Site is wholly within Flood Zone 1                                                                                                                                                 |              |                         |
| Air Quality Management Areas       | 5                                                                    | Site is in excess of 500m from a designated AQMA                                                                                                                                   |              |                         |
| Ground Condition Constraints       | 5                                                                    | Ground treatment is not expected to be required                                                                                                                                    |              |                         |
| Neighbouring Constraints           | 5                                                                    | Site has no neighbouring constraints                                                                                                                                               |              |                         |
| Proximity to Key Services          | 0                                                                    | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                            |              |                         |
| Community Facilities               | 5                                                                    | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |              |                         |
| Comments on Suitability            | Outside of DSB. In range of bus stops.                               |                                                                                                                                                                                    |              |                         |
| <b>Availability Criteria:</b>      |                                                                      | <b>Availability Rating:</b>                                                                                                                                                        | <b>Green</b> |                         |
| Land Ownership                     | 5                                                                    | Held by developer/willing owner/public sector                                                                                                                                      |              |                         |
| Land Condition                     | 5                                                                    | Vacant land & buildings                                                                                                                                                            |              |                         |
| Legal Constraints                  | 5                                                                    | Site does not face any known legal issues                                                                                                                                          |              |                         |
| Planning Permission or Allocation  | N/A                                                                  |                                                                                                                                                                                    |              |                         |
| Comments on Availability           |                                                                      |                                                                                                                                                                                    |              |                         |
| <b>Achievability Criteria:</b>     |                                                                      | <b>Achievability Rating:</b>                                                                                                                                                       | <b>Green</b> |                         |
| Viability                          | 5                                                                    | Development is likely viable                                                                                                                                                       |              |                         |
| Timescale for Deliverability       | 5                                                                    | Up to 5 years                                                                                                                                                                      |              |                         |
| Comments on Achievability          |                                                                      |                                                                                                                                                                                    |              |                         |



|                                    |                                                                                     |                                                                                                                                                                                   |                                                             |                         |
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| <b>SHELAA Reference: 19SHELAA6</b> |                                                                                     | <b>RAG Rating:</b>                                                                                                                                                                | <b>Red</b>                                                  | <b>01 November 2025</b> |
| Site Address:                      | Land East Of Whitegates Farm, South Hanningfield Road, Rettendon, Chelmsford, Essex |                                                                                                                                                                                   |                                                             |                         |
| Parish:                            | Rettendon                                                                           | Total Score:                                                                                                                                                                      | 85                                                          |                         |
| Developable Site Area (ha):        | 3.69                                                                                | Reason for discounted areas:                                                                                                                                                      |                                                             |                         |
| Potential Yield:                   | 0                                                                                   | Typology:                                                                                                                                                                         | 33+34+36                                                    |                         |
| Proposed Use:                      | Employment                                                                          | Comments on the size of site:                                                                                                                                                     | Size of site is potentially suitable for all employment use |                         |
| <b>Suitability Criteria:</b>       |                                                                                     | <b>Suitability Rating:</b>                                                                                                                                                        | <b>Red</b>                                                  |                         |
| Proximity to Employment Areas      | N/A                                                                                 |                                                                                                                                                                                   |                                                             |                         |
| Impact on Retail Areas             | N/A                                                                                 |                                                                                                                                                                                   |                                                             |                         |
| Proximity to the Workplace         | N/A                                                                                 |                                                                                                                                                                                   |                                                             |                         |
| Public Transport                   | 5                                                                                   | Site is within 400m walking distance of one or more services                                                                                                                      |                                                             |                         |
| PROW and Cycling Connectivity      | 0                                                                                   | Site is not connected to either an existing PROW or cycle network                                                                                                                 |                                                             |                         |
| Vehicle Access                     | 5                                                                                   | A route exists enabling vehicle access into/adjacent to the site                                                                                                                  |                                                             |                         |
| Strategic Road Access              | 0                                                                                   | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road                                            |                                                             |                         |
| Designated Heritage Assets         | 5                                                                                   | Site does not contain any designated heritage assets                                                                                                                              |                                                             |                         |
| Non-Designated Heritage Assets     | 5                                                                                   | Site does not contain any non-designated heritage assets                                                                                                                          |                                                             |                         |
| Archaeological Assets              | 5                                                                                   | Site is not thought to contain any assets of archaeological interest                                                                                                              |                                                             |                         |
| Minerals & Waste Constraints       | 5                                                                                   | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                          |                                                             |                         |
| Defined Open Space                 | 5                                                                                   | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                  |                                                             |                         |
| Green Belt & Green Wedge           | 0                                                                                   | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                     |                                                             |                         |
| Land Classification                | 0                                                                                   | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                      |                                                             |                         |
| Protected Natural Features         | 5                                                                                   | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features          |                                                             |                         |
| Flood Risk Constraints             | 5                                                                                   | Site is wholly within Flood Zone 1                                                                                                                                                |                                                             |                         |
| Air Quality Management Areas       | 5                                                                                   | Site is in excess of 500m from a designated AQMA                                                                                                                                  |                                                             |                         |
| Ground Condition Constraints       | 5                                                                                   | Ground treatment is not expected to be required                                                                                                                                   |                                                             |                         |
| Neighbouring Constraints           | N/A                                                                                 |                                                                                                                                                                                   |                                                             |                         |
| Proximity to Key Services          | N/A                                                                                 |                                                                                                                                                                                   |                                                             |                         |
| Community Facilities               | 5                                                                                   | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                                                             |                         |
| Comments on Suitability            | Outside of DSB.                                                                     |                                                                                                                                                                                   |                                                             |                         |
| <b>Availability Criteria:</b>      |                                                                                     | <b>Availability Rating:</b>                                                                                                                                                       | <b>Green</b>                                                |                         |
| Land Ownership                     | 5                                                                                   | Held by developer/willing owner/public sector                                                                                                                                     |                                                             |                         |
| Land Condition                     | 5                                                                                   | Vacant land & buildings                                                                                                                                                           |                                                             |                         |
| Legal Constraints                  | 5                                                                                   | Site does not face any known legal issues                                                                                                                                         |                                                             |                         |
| Planning Permission or Allocation  | N/A                                                                                 |                                                                                                                                                                                   |                                                             |                         |
| Comments on Availability           |                                                                                     |                                                                                                                                                                                   |                                                             |                         |
| <b>Achievability Criteria:</b>     |                                                                                     | <b>Achievability Rating:</b>                                                                                                                                                      | <b>Green</b>                                                |                         |
| Viability                          | 5                                                                                   | Development is likely viable                                                                                                                                                      |                                                             |                         |
| Timescale for Deliverability       | 5                                                                                   | Up to 5 years                                                                                                                                                                     |                                                             |                         |
| Comments on Achievability          |                                                                                     |                                                                                                                                                                                   |                                                             |                         |

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| SHELAA Reference: 19SHELAA7       |                                                                                                                                                       | RAG Rating:                                                                                                                                                                          | Amber                 | 01 November 2025 |
| Site Address:                     | Creeds Farm, School Lane, Great Leighs, Chelmsford, Essex, CM3 1NL                                                                                    |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Great Leighs                                                                                                                                          | Total Score:                                                                                                                                                                         | 97                    |                  |
| Developable Site Area (ha):       | 3.37                                                                                                                                                  | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 66                                                                                                                                                    | Typology:                                                                                                                                                                            | 3                     |                  |
| Proposed Use:                     | Residential                                                                                                                                           | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                                       |                                                                                                                                                                                      | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                     | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                     | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                     | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 5                                                                                                                                                     | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 0                                                                                                                                                     | Site is not connected to either an existing PROW or cycle network                                                                                                                    |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                     | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                   |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 3                                                                                                                                                     | Site is adjacent to one or more designated heritage assets                                                                                                                           |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                     | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                     | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                     | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                                                                                                     | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                     | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 0                                                                                                                                                     | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 5                                                                                                                                                     | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                     | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                     | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                                     | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                                     | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 0                                                                                                                                                     | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                       |                  |
| Community Facilities              | 3                                                                                                                                                     | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Adjacent Grade II listed building.                                                                            |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                                                       |                                                                                                                                                                                      | Availability Rating:  | Yellow           |
| Land Ownership                    | 0                                                                                                                                                     | Known to be in particularly complex/multiple ownership                                                                                                                               |                       |                  |
| Land Condition                    | 3                                                                                                                                                     | Low intensity land uses                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 3                                                                                                                                                     | Site may possibly face legal issues                                                                                                                                                  |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                   |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          | Multiple ownership. No evidence of all landowner/s support with submission. Site in use for other purposes. Entire site not within promoters control. |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                                       |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                     | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                     | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                                                       |                                                                                                                                                                                      |                       |                  |

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| <b>SHELAA Reference: 19SHELAA8</b> |                                                                              | <b>RAG Rating:</b>                                                                                                                                                                 | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                      | Land East Of De Beauvoir Farm, Church Road, Ramsden Heath, Billericay, Essex |                                                                                                                                                                                    |              |                         |
| Parish:                            | South Hanningfield                                                           | Total Score:                                                                                                                                                                       | 110          |                         |
| Developable Site Area (ha):        | 0.15                                                                         | Reason for discounted areas:                                                                                                                                                       |              |                         |
| Potential Yield:                   | 5                                                                            | Typology:                                                                                                                                                                          | 18           |                         |
| Proposed Use:                      | Residential                                                                  | Comments on the size of site:                                                                                                                                                      |              |                         |
| <b>Suitability Criteria:</b>       |                                                                              | <b>Suitability Rating:</b>                                                                                                                                                         | <b>Red</b>   |                         |
| Proximity to Employment Areas      | 5                                                                            | Site is outside of any existing/proposed employment allocation                                                                                                                     |              |                         |
| Impact on Retail Areas             | 5                                                                            | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |              |                         |
| Proximity to the Workplace         | 5                                                                            | Site is within 2km walking distance of an employment allocation                                                                                                                    |              |                         |
| Public Transport                   | 5                                                                            | Site is within 400m walking distance of one or more services                                                                                                                       |              |                         |
| PROW and Cycling Connectivity      | 5                                                                            | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |              |                         |
| Vehicle Access                     | 5                                                                            | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |              |                         |
| Strategic Road Access              | N/A                                                                          |                                                                                                                                                                                    |              |                         |
| Designated Heritage Assets         | 5                                                                            | Site does not contain any designated heritage assets                                                                                                                               |              |                         |
| Non-Designated Heritage Assets     | 5                                                                            | Site does not contain any non-designated heritage assets                                                                                                                           |              |                         |
| Archaeological Assets              | 5                                                                            | Site is not thought to contain any assets of archaeological interest                                                                                                               |              |                         |
| Minerals & Waste Constraints       | 5                                                                            | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |              |                         |
| Defined Open Space                 | 5                                                                            | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |              |                         |
| Green Belt & Green Wedge           | 0                                                                            | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                      |              |                         |
| Land Classification                | 0                                                                            | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |              |                         |
| Protected Natural Features         | 5                                                                            | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features           |              |                         |
| Flood Risk Constraints             | 5                                                                            | Site is wholly within Flood Zone 1                                                                                                                                                 |              |                         |
| Air Quality Management Areas       | 5                                                                            | Site is in excess of 500m from a designated AQMA                                                                                                                                   |              |                         |
| Ground Condition Constraints       | 5                                                                            | Ground treatment is not expected to be required                                                                                                                                    |              |                         |
| Neighbouring Constraints           | 5                                                                            | Site has no neighbouring constraints                                                                                                                                               |              |                         |
| Proximity to Key Services          | 0                                                                            | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                            |              |                         |
| Community Facilities               | 5                                                                            | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |              |                         |
| Comments on Suitability            | Outside of DSB. In range of bus stops.                                       |                                                                                                                                                                                    |              |                         |
| <b>Availability Criteria:</b>      |                                                                              | <b>Availability Rating:</b>                                                                                                                                                        | <b>Green</b> |                         |
| Land Ownership                     | 5                                                                            | Held by developer/willing owner/public sector                                                                                                                                      |              |                         |
| Land Condition                     | 5                                                                            | Vacant land & buildings                                                                                                                                                            |              |                         |
| Legal Constraints                  | 5                                                                            | Site does not face any known legal issues                                                                                                                                          |              |                         |
| Planning Permission or Allocation  | N/A                                                                          |                                                                                                                                                                                    |              |                         |
| Comments on Availability           |                                                                              |                                                                                                                                                                                    |              |                         |
| <b>Achievability Criteria:</b>     |                                                                              | <b>Achievability Rating:</b>                                                                                                                                                       | <b>Green</b> |                         |
| Viability                          | 5                                                                            | Development is likely viable                                                                                                                                                       |              |                         |
| Timescale for Deliverability       | 5                                                                            | Up to 5 years                                                                                                                                                                      |              |                         |
| Comments on Achievability          |                                                                              |                                                                                                                                                                                    |              |                         |

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| <b>SHELAA Reference: 19SHELAA9</b> |                                                                               | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                      | Land South Of De Beauvoir Farm, Church Road, Ramsden Heath, Billericay, Essex |                                                                                                                                                                                      |              |                         |
| Parish:                            | South Hanningfield                                                            | Total Score:                                                                                                                                                                         | 108          |                         |
| Developable Site Area (ha):        | 1.08                                                                          | Reason for discounted areas:                                                                                                                                                         |              |                         |
| Potential Yield:                   | 21                                                                            | Typology:                                                                                                                                                                            | 4            |                         |
| Proposed Use:                      | Residential                                                                   | Comments on the size of site:                                                                                                                                                        |              |                         |
| <b>Suitability Criteria:</b>       |                                                                               | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Red</b>   |                         |
| Proximity to Employment Areas      | 5                                                                             | Site is outside of any existing/proposed employment allocation                                                                                                                       |              |                         |
| Impact on Retail Areas             | 5                                                                             | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |              |                         |
| Proximity to the Workplace         | 5                                                                             | Site is within 2km walking distance of an employment allocation                                                                                                                      |              |                         |
| Public Transport                   | 5                                                                             | Site is within 400m walking distance of one or more services                                                                                                                         |              |                         |
| PROW and Cycling Connectivity      | 5                                                                             | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |              |                         |
| Vehicle Access                     | 5                                                                             | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |              |                         |
| Strategic Road Access              | N/A                                                                           |                                                                                                                                                                                      |              |                         |
| Designated Heritage Assets         | 5                                                                             | Site does not contain any designated heritage assets                                                                                                                                 |              |                         |
| Non-Designated Heritage Assets     | 5                                                                             | Site does not contain any non-designated heritage assets                                                                                                                             |              |                         |
| Archaeological Assets              | 5                                                                             | Site is not thought to contain any assets of archaeological interest                                                                                                                 |              |                         |
| Minerals & Waste Constraints       | 5                                                                             | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |              |                         |
| Defined Open Space                 | 5                                                                             | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |              |                         |
| Green Belt & Green Wedge           | 0                                                                             | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |              |                         |
| Land Classification                | 0                                                                             | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |              |                         |
| Protected Natural Features         | 5                                                                             | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |              |                         |
| Flood Risk Constraints             | 5                                                                             | Site is wholly within Flood Zone 1                                                                                                                                                   |              |                         |
| Air Quality Management Areas       | 5                                                                             | Site is in excess of 500m from a designated AQMA                                                                                                                                     |              |                         |
| Ground Condition Constraints       | 5                                                                             | Ground treatment is not expected to be required                                                                                                                                      |              |                         |
| Neighbouring Constraints           | 5                                                                             | Site has no neighbouring constraints                                                                                                                                                 |              |                         |
| Proximity to Key Services          | 0                                                                             | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |              |                         |
| Community Facilities               | 3                                                                             | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |              |                         |
| Comments on Suitability            | Outside of DSB. In range of bus stops.                                        |                                                                                                                                                                                      |              |                         |
| <b>Availability Criteria:</b>      |                                                                               | <b>Availability Rating:</b>                                                                                                                                                          | <b>Green</b> |                         |
| Land Ownership                     | 5                                                                             | Held by developer/willing owner/public sector                                                                                                                                        |              |                         |
| Land Condition                     | 5                                                                             | Vacant land & buildings                                                                                                                                                              |              |                         |
| Legal Constraints                  | 5                                                                             | Site does not face any known legal issues                                                                                                                                            |              |                         |
| Planning Permission or Allocation  | N/A                                                                           |                                                                                                                                                                                      |              |                         |
| Comments on Availability           |                                                                               |                                                                                                                                                                                      |              |                         |
| <b>Achievability Criteria:</b>     |                                                                               | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b> |                         |
| Viability                          | 5                                                                             | Development is likely viable                                                                                                                                                         |              |                         |
| Timescale for Deliverability       | 5                                                                             | Up to 5 years                                                                                                                                                                        |              |                         |
| Comments on Achievability          |                                                                               |                                                                                                                                                                                      |              |                         |

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| SHELAA Reference: 19SHELAA10      |                                                                                                                            | RAG Rating:                                                                                                                                                                        | Amber                 | 01 November 2025 |
| Site Address:                     | Land South West Of Allotment Gardens, Hall Lane, Sandon, Chelmsford, Essex                                                 |                                                                                                                                                                                    |                       |                  |
| Parish:                           | Sandon                                                                                                                     | Total Score:                                                                                                                                                                       | 106                   |                  |
| Developable Site Area (ha):       | 0.27                                                                                                                       | Reason for discounted areas:                                                                                                                                                       |                       |                  |
| Potential Yield:                  | 8                                                                                                                          | Typology:                                                                                                                                                                          | 18                    |                  |
| Proposed Use:                     | Residential                                                                                                                | Comments on the size of site:                                                                                                                                                      |                       |                  |
| Suitability Criteria:             |                                                                                                                            |                                                                                                                                                                                    | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                          | Site is outside of any existing/proposed employment allocation                                                                                                                     |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                          | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                          | Site is within 2km walking distance of an employment allocation                                                                                                                    |                       |                  |
| Public Transport                  | 5                                                                                                                          | Site is within 400m walking distance of one or more services                                                                                                                       |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                          | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |                       |                  |
| Vehicle Access                    | 5                                                                                                                          | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |                       |                  |
| Strategic Road Access             | N/A                                                                                                                        |                                                                                                                                                                                    |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                          | Site does not contain any designated heritage assets                                                                                                                               |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                          | Site does not contain any non-designated heritage assets                                                                                                                           |                       |                  |
| Archaeological Assets             | 5                                                                                                                          | Site is not thought to contain any assets of archaeological interest                                                                                                               |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                          | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |                       |                  |
| Defined Open Space                | 5                                                                                                                          | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                          | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                |                       |                  |
| Land Classification               | 0                                                                                                                          | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |                       |                  |
| Protected Natural Features        | 0                                                                                                                          | Site partially or wholly comprises of one or more protected natural features                                                                                                       |                       |                  |
| Flood Risk Constraints            | 1                                                                                                                          | 25%-50% of the site area is within Flood Zone 3                                                                                                                                    |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                          | Site is in excess of 500m from a designated AQMA                                                                                                                                   |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                          | Ground treatment is not expected to be required                                                                                                                                    |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                          | Site has no neighbouring constraints                                                                                                                                               |                       |                  |
| Proximity to Key Services         | 0                                                                                                                          | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                            |                       |                  |
| Community Facilities              | 5                                                                                                                          | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |                       |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Within 15m of group of trees protected by TPO/2000/056, may contain veteran trees. |                                                                                                                                                                                    |                       |                  |
| Availability Criteria:            |                                                                                                                            |                                                                                                                                                                                    | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                          | Held by developer/willing owner/public sector                                                                                                                                      |                       |                  |
| Land Condition                    | 5                                                                                                                          | Vacant land & buildings                                                                                                                                                            |                       |                  |
| Legal Constraints                 | 5                                                                                                                          | Site does not face any known legal issues                                                                                                                                          |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                        |                                                                                                                                                                                    |                       |                  |
| Comments on Availability          |                                                                                                                            |                                                                                                                                                                                    |                       |                  |
| Achievability Criteria:           |                                                                                                                            |                                                                                                                                                                                    | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                          | Development is likely viable                                                                                                                                                       |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                          | Up to 5 years                                                                                                                                                                      |                       |                  |
| Comments on Achievability         |                                                                                                                            |                                                                                                                                                                                    |                       |                  |

|                                   |                                                                          |                                                                                                                                                                                                                |                       |                  |
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| SHELAA Reference: 19SHELAA12      |                                                                          | RAG Rating:                                                                                                                                                                                                    | Red                   | 01 November 2025 |
| Site Address:                     | Land South West Of Warehouse, Highwood Road, Highwood, Chelmsford, Essex |                                                                                                                                                                                                                |                       |                  |
| Parish:                           | Writtle                                                                  | Total Score:                                                                                                                                                                                                   | 83                    |                  |
| Developable Site Area (ha):       | 1.07                                                                     | Reason for discounted areas:                                                                                                                                                                                   |                       |                  |
| Potential Yield:                  | 0                                                                        | Typology:                                                                                                                                                                                                      | 33+34+36              |                  |
| Proposed Use:                     | Employment                                                               | Comments on the size of site:                                                                                                                                                                                  |                       |                  |
| Suitability Criteria:             |                                                                          |                                                                                                                                                                                                                | Suitability Rating:   | Red              |
| Proximity to Employment Areas     | N/A                                                                      |                                                                                                                                                                                                                |                       |                  |
| Impact on Retail Areas            | N/A                                                                      |                                                                                                                                                                                                                |                       |                  |
| Proximity to the Workplace        | N/A                                                                      |                                                                                                                                                                                                                |                       |                  |
| Public Transport                  | 0                                                                        | Site is in excess of 400m walking distance from all services                                                                                                                                                   |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                        | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                         |                       |                  |
| Vehicle Access                    | 5                                                                        | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |                       |                  |
| Strategic Road Access             | 0                                                                        | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road                                                                         |                       |                  |
| Designated Heritage Assets        | 5                                                                        | Site does not contain any designated heritage assets                                                                                                                                                           |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                        | Site does not contain any non-designated heritage assets                                                                                                                                                       |                       |                  |
| Archaeological Assets             | 5                                                                        | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                       |                  |
| Minerals & Waste Constraints      | 5                                                                        | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |                       |                  |
| Defined Open Space                | 5                                                                        | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |                       |                  |
| Green Belt & Green Wedge          | 0                                                                        | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 0                                                                        | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                   |                       |                  |
| Protected Natural Features        | 3                                                                        | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                       |                  |
| Flood Risk Constraints            | 5                                                                        | Site is wholly within Flood Zone 1                                                                                                                                                                             |                       |                  |
| Air Quality Management Areas      | 5                                                                        | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                       |                  |
| Ground Condition Constraints      | 5                                                                        | Ground treatment is not expected to be required                                                                                                                                                                |                       |                  |
| Neighbouring Constraints          | N/A                                                                      |                                                                                                                                                                                                                |                       |                  |
| Proximity to Key Services         | N/A                                                                      |                                                                                                                                                                                                                |                       |                  |
| Community Facilities              | 5                                                                        | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                              |                       |                  |
| Comments on Suitability           | Outside of DSB. Within 100m of Lee Wood (LoWS).                          |                                                                                                                                                                                                                |                       |                  |
| Availability Criteria:            |                                                                          |                                                                                                                                                                                                                | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                        | Held by developer/willing owner/public sector                                                                                                                                                                  |                       |                  |
| Land Condition                    | 5                                                                        | Vacant land & buildings                                                                                                                                                                                        |                       |                  |
| Legal Constraints                 | 5                                                                        | Site does not face any known legal issues                                                                                                                                                                      |                       |                  |
| Planning Permission or Allocation | 22/02304/OUT received, yet to be determined                              |                                                                                                                                                                                                                |                       |                  |
| Comments on Availability          |                                                                          |                                                                                                                                                                                                                |                       |                  |
| Achievability Criteria:           |                                                                          |                                                                                                                                                                                                                | Achievability Rating: | Green            |
| Viability                         | 5                                                                        | Development is likely viable                                                                                                                                                                                   |                       |                  |
| Timescale for Deliverability      | 5                                                                        | Up to 5 years                                                                                                                                                                                                  |                       |                  |
| Comments on Achievability         |                                                                          |                                                                                                                                                                                                                |                       |                  |

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| SHELAA Reference: 19SHELAA13      |                                                                               | RAG Rating:                                                                                                                                                                                                                                                            | Amber                 | 01 November 2025 |
| Site Address:                     | Paddock Opposite Powers Farm, Cranham Road, Little Waltham, Chelmsford, Essex |                                                                                                                                                                                                                                                                        |                       |                  |
| Parish:                           | Little Waltham                                                                | Total Score:                                                                                                                                                                                                                                                           | 95                    |                  |
| Developable Site Area (ha):       | 4.66                                                                          | Reason for discounted areas:                                                                                                                                                                                                                                           |                       |                  |
| Potential Yield:                  | 80                                                                            | Typology:                                                                                                                                                                                                                                                              | 2                     |                  |
| Proposed Use:                     | Residential                                                                   | Comments on the size of site:                                                                                                                                                                                                                                          |                       |                  |
| Suitability Criteria:             |                                                                               |                                                                                                                                                                                                                                                                        | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                             | Site is outside of any existing/proposed employment allocation                                                                                                                                                                                                         |                       |                  |
| Impact on Retail Areas            | 5                                                                             | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                                                                                     |                       |                  |
| Proximity to the Workplace        | 5                                                                             | Site is within 2km walking distance of an employment allocation                                                                                                                                                                                                        |                       |                  |
| Public Transport                  | 0                                                                             | Site is in excess of 400m walking distance from all services                                                                                                                                                                                                           |                       |                  |
| PROW and Cycling Connectivity     | 0                                                                             | Site is not connected to either an existing PROW or cycle network                                                                                                                                                                                                      |                       |                  |
| Vehicle Access                    | 5                                                                             | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                                                                                       |                       |                  |
| Strategic Road Access             | N/A                                                                           |                                                                                                                                                                                                                                                                        |                       |                  |
| Designated Heritage Assets        | 3                                                                             | Site is adjacent to one or more designated heritage assets                                                                                                                                                                                                             |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                             | Site does not contain any non-designated heritage assets                                                                                                                                                                                                               |                       |                  |
| Archaeological Assets             | 5                                                                             | Site is not thought to contain any assets of archaeological interest                                                                                                                                                                                                   |                       |                  |
| Minerals & Waste Constraints      | 0                                                                             | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development |                       |                  |
| Defined Open Space                | 5                                                                             | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                                                                                       |                       |                  |
| Green Belt & Green Wedge          | 5                                                                             | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                                                                                    |                       |                  |
| Land Classification               | 0                                                                             | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                                                                           |                       |                  |
| Protected Natural Features        | 3                                                                             | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature                                                         |                       |                  |
| Flood Risk Constraints            | 5                                                                             | Site is wholly within Flood Zone 1                                                                                                                                                                                                                                     |                       |                  |
| Air Quality Management Areas      | 5                                                                             | Site is in excess of 500m from a designated AQMA                                                                                                                                                                                                                       |                       |                  |
| Ground Condition Constraints      | 5                                                                             | Ground treatment is not expected to be required                                                                                                                                                                                                                        |                       |                  |
| Neighbouring Constraints          | 5                                                                             | Site has no neighbouring constraints                                                                                                                                                                                                                                   |                       |                  |
| Proximity to Key Services         | 3                                                                             | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                                                                                                           |                       |                  |
| Community Facilities              | 3                                                                             | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                                                                   |                       |                  |
| Comments on Suitability           | Adjacent to Urban Area. Adjacent Grade II listed building.                    |                                                                                                                                                                                                                                                                        |                       |                  |
| Availability Criteria:            |                                                                               |                                                                                                                                                                                                                                                                        | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                             | Held by developer/willing owner/public sector                                                                                                                                                                                                                          |                       |                  |
| Land Condition                    | 3                                                                             | Low intensity land uses                                                                                                                                                                                                                                                |                       |                  |
| Legal Constraints                 | 5                                                                             | Site does not face any known legal issues                                                                                                                                                                                                                              |                       |                  |
| Planning Permission or Allocation | N/A                                                                           |                                                                                                                                                                                                                                                                        |                       |                  |
| Comments on Availability          | Site in use for other purposes.                                               |                                                                                                                                                                                                                                                                        |                       |                  |
| Achievability Criteria:           |                                                                               |                                                                                                                                                                                                                                                                        | Achievability Rating: | Green            |
| Viability                         | 5                                                                             | Development is likely viable                                                                                                                                                                                                                                           |                       |                  |
| Timescale for Deliverability      | 5                                                                             | Up to 5 years                                                                                                                                                                                                                                                          |                       |                  |
| Comments on Achievability         |                                                                               |                                                                                                                                                                                                                                                                        |                       |                  |



|                                   |                                                                                                    |                                                                                                                                                                                                                |                                                             |                  |
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| SHELAA Reference: 20SHELAA3       |                                                                                                    | RAG Rating:                                                                                                                                                                                                    | Green                                                       | 01 November 2025 |
| Site Address:                     | Land At Ilgars Farm, West Of Willow Grove, South Woodham Ferrers, Chelmsford, Essex                |                                                                                                                                                                                                                |                                                             |                  |
| Parish:                           | South Woodham Ferrers                                                                              | Total Score:                                                                                                                                                                                                   | 115                                                         |                  |
| Developable Site Area (ha):       | 14.44                                                                                              | Reason for discounted areas:                                                                                                                                                                                   | Electricity line (0.06ha)                                   |                  |
| Potential Yield:                  | 248                                                                                                | Typology:                                                                                                                                                                                                      | 1+33+34+36                                                  |                  |
| Proposed Use:                     | Mixed Use                                                                                          | Comments on the size of site:                                                                                                                                                                                  | Size of site is potentially suitable for all employment use |                  |
| Suitability Criteria:             |                                                                                                    |                                                                                                                                                                                                                | Suitability Rating:                                         | Green            |
| Proximity to Employment Areas     | 5                                                                                                  | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |                                                             |                  |
| Impact on Retail Areas            | 5                                                                                                  | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |                                                             |                  |
| Proximity to the Workplace        | 5                                                                                                  | Site is within 2km walking distance of an employment allocation                                                                                                                                                |                                                             |                  |
| Public Transport                  | 5                                                                                                  | Site is within 400m walking distance of one or more services                                                                                                                                                   |                                                             |                  |
| PROW and Cycling Connectivity     | 5                                                                                                  | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                         |                                                             |                  |
| Vehicle Access                    | 3                                                                                                  | There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site                                                                    |                                                             |                  |
| Strategic Road Access             | 4                                                                                                  | Site has direct access to or is adjacent to a primary road network                                                                                                                                             |                                                             |                  |
| Designated Heritage Assets        | 5                                                                                                  | Site does not contain any designated heritage assets                                                                                                                                                           |                                                             |                  |
| Non-Designated Heritage Assets    | 5                                                                                                  | Site does not contain any non-designated heritage assets                                                                                                                                                       |                                                             |                  |
| Archaeological Assets             | 5                                                                                                  | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                                                             |                  |
| Minerals & Waste Constraints      | 5                                                                                                  | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |                                                             |                  |
| Defined Open Space                | 5                                                                                                  | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |                                                             |                  |
| Green Belt & Green Wedge          | 5                                                                                                  | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                            |                                                             |                  |
| Land Classification               | 0                                                                                                  | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                   |                                                             |                  |
| Protected Natural Features        | 3                                                                                                  | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                                                             |                  |
| Flood Risk Constraints            | 4                                                                                                  | Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1                                                                                                                            |                                                             |                  |
| Air Quality Management Areas      | 5                                                                                                  | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                                                             |                  |
| Ground Condition Constraints      | 5                                                                                                  | Ground treatment is not expected to be required                                                                                                                                                                |                                                             |                  |
| Neighbouring Constraints          | 5                                                                                                  | Site has no neighbouring constraints                                                                                                                                                                           |                                                             |                  |
| Proximity to Key Services         | 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. South Weast corner of the site is within 100m of Essex LoWs |                                                                                                                                                                                                                |                                                             |                  |
| Availability Criteria:            |                                                                                                    |                                                                                                                                                                                                                | Availability Rating:                                        | Green            |
| Land Ownership                    | 5                                                                                                  | Held by developer/willing owner/public sector                                                                                                                                                                  |                                                             |                  |
| Land Condition                    | 5                                                                                                  | Vacant land & buildings                                                                                                                                                                                        |                                                             |                  |
| Legal Constraints                 | 5                                                                                                  | Site does not face any known legal issues                                                                                                                                                                      |                                                             |                  |
| Planning Permission or Allocation | N/A                                                                                                |                                                                                                                                                                                                                |                                                             |                  |
| Comments on Availability          |                                                                                                    |                                                                                                                                                                                                                |                                                             |                  |
| Achievability Criteria:           |                                                                                                    |                                                                                                                                                                                                                | Achievability Rating:                                       | Green            |
| Viability                         | 5                                                                                                  | Development is likely viable                                                                                                                                                                                   |                                                             |                  |
| Timescale for Deliverability      | 5                                                                                                  | Up to 5 years                                                                                                                                                                                                  |                                                             |                  |
| Comments on Achievability         |                                                                                                    |                                                                                                                                                                                                                |                                                             |                  |

|                                    |                                                                                                                                                                                |                                                                                                                                                                                                                |              |                         |
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| <b>SHELAA Reference: 20SHELAA5</b> |                                                                                                                                                                                | <b>RAG Rating:</b>                                                                                                                                                                                             | <b>Amber</b> | <b>01 November 2025</b> |
| Site Address:                      | Land West Of Mayes Farm, Mayes Lane, Sandon, Chelmsford, Essex                                                                                                                 |                                                                                                                                                                                                                |              |                         |
| Parish:                            | Sandon                                                                                                                                                                         | Total Score:                                                                                                                                                                                                   | 98           |                         |
| Developable Site Area (ha):        | 3.85                                                                                                                                                                           | Reason for discounted areas:                                                                                                                                                                                   |              |                         |
| Potential Yield:                   | 75                                                                                                                                                                             | Typology:                                                                                                                                                                                                      | 3            |                         |
| Proposed Use:                      | Residential                                                                                                                                                                    | Comments on the size of site:                                                                                                                                                                                  |              |                         |
| <b>Suitability Criteria:</b>       |                                                                                                                                                                                | <b>Suitability Rating:</b>                                                                                                                                                                                     | <b>Amber</b> |                         |
| Proximity to Employment Areas      | 5                                                                                                                                                                              | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |              |                         |
| Impact on Retail Areas             | 5                                                                                                                                                                              | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |              |                         |
| Proximity to the Workplace         | 0                                                                                                                                                                              | Site is in excess of 2km walking distance of an employment allocation                                                                                                                                          |              |                         |
| Public Transport                   | 5                                                                                                                                                                              | Site is within 400m walking distance of one or more services                                                                                                                                                   |              |                         |
| PROW and Cycling Connectivity      | 5                                                                                                                                                                              | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                         |              |                         |
| Vehicle Access                     | 3                                                                                                                                                                              | There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site                                                                    |              |                         |
| Strategic Road Access              | N/A                                                                                                                                                                            |                                                                                                                                                                                                                |              |                         |
| Designated Heritage Assets         | 3                                                                                                                                                                              | Site is adjacent to one or more designated heritage assets                                                                                                                                                     |              |                         |
| Non-Designated Heritage Assets     | 5                                                                                                                                                                              | Site does not contain any non-designated heritage assets                                                                                                                                                       |              |                         |
| Archaeological Assets              | 5                                                                                                                                                                              | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |              |                         |
| Minerals & Waste Constraints       | 2                                                                                                                                                                              | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment                                     |              |                         |
| Defined Open Space                 | 5                                                                                                                                                                              | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |              |                         |
| Green Belt & Green Wedge           | 5                                                                                                                                                                              | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                            |              |                         |
| Land Classification                | 0                                                                                                                                                                              | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                   |              |                         |
| Protected Natural Features         | 3                                                                                                                                                                              | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |              |                         |
| Flood Risk Constraints             | 4                                                                                                                                                                              | Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1                                                                                                                            |              |                         |
| Air Quality Management Areas       | 5                                                                                                                                                                              | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |              |                         |
| Ground Condition Constraints       | 5                                                                                                                                                                              | Ground treatment is not expected to be required                                                                                                                                                                |              |                         |
| Neighbouring Constraints           | 5                                                                                                                                                                              | Site has no neighbouring constraints                                                                                                                                                                           |              |                         |
| Proximity to Key Services          | 0                                                                                                                                                                              | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                                                        |              |                         |
| Community Facilities               | 3                                                                                                                                                                              | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                           |              |                         |
| Comments on Suitability            | Outside of DSB. In range of bus stops. Adjacent Grade II listed building. Within 100m of Sandon Pit (LoWS). Adjacent to Historic landfill: EAHLD00476; Priority 2: SOPC000334. |                                                                                                                                                                                                                |              |                         |
| <b>Availability Criteria:</b>      |                                                                                                                                                                                | <b>Availability Rating:</b>                                                                                                                                                                                    | <b>Green</b> |                         |
| Land Ownership                     | 5                                                                                                                                                                              | Held by developer/willing owner/public sector                                                                                                                                                                  |              |                         |
| Land Condition                     | 5                                                                                                                                                                              | Vacant land & buildings                                                                                                                                                                                        |              |                         |
| Legal Constraints                  | 5                                                                                                                                                                              | Site does not face any known legal issues                                                                                                                                                                      |              |                         |
| Planning Permission or Allocation  | N/A                                                                                                                                                                            |                                                                                                                                                                                                                |              |                         |
| Comments on Availability           |                                                                                                                                                                                |                                                                                                                                                                                                                |              |                         |
| <b>Achievability Criteria:</b>     |                                                                                                                                                                                | <b>Achievability Rating:</b>                                                                                                                                                                                   | <b>Green</b> |                         |
| Viability                          | 5                                                                                                                                                                              | Development is likely viable                                                                                                                                                                                   |              |                         |
| Timescale for Deliverability       | 5                                                                                                                                                                              | Up to 5 years                                                                                                                                                                                                  |              |                         |
| Comments on Achievability          |                                                                                                                                                                                |                                                                                                                                                                                                                |              |                         |

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| SHELAA Reference: 21SHELAA1       |                                                                                                                                                | RAG Rating:                                                                                                                                                                                                    | Red                   | 01 November 2025 |
| Site Address:                     | Land West Of Pitt Place, Church Street, Great Baddow, Chelmsford, Essex                                                                        |                                                                                                                                                                                                                |                       |                  |
| Parish:                           | Great Baddow                                                                                                                                   | Total Score:                                                                                                                                                                                                   | 105                   |                  |
| Developable Site Area (ha):       | 0.69                                                                                                                                           | Reason for discounted areas:                                                                                                                                                                                   |                       |                  |
| Potential Yield:                  | 13                                                                                                                                             | Typology:                                                                                                                                                                                                      | 5                     |                  |
| Proposed Use:                     | Residential                                                                                                                                    | Comments on the size of site:                                                                                                                                                                                  |                       |                  |
| Suitability Criteria:             |                                                                                                                                                |                                                                                                                                                                                                                | Suitability Rating:   | Red              |
| Proximity to Employment Areas     | 5                                                                                                                                              | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                              | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                              | Site is within 2km walking distance of an employment allocation                                                                                                                                                |                       |                  |
| Public Transport                  | 5                                                                                                                                              | Site is within 400m walking distance of one or more services                                                                                                                                                   |                       |                  |
| PROW and Cycling Connectivity     | 0                                                                                                                                              | Site is not connected to either an existing PROW or cycle network                                                                                                                                              |                       |                  |
| Vehicle Access                    | 5                                                                                                                                              | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                            |                                                                                                                                                                                                                |                       |                  |
| Designated Heritage Assets        | 3                                                                                                                                              | Site is adjacent to one or more designated heritage assets                                                                                                                                                     |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                              | Site does not contain any non-designated heritage assets                                                                                                                                                       |                       |                  |
| Archaeological Assets             | 5                                                                                                                                              | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                              | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |                       |                  |
| Defined Open Space                | 5                                                                                                                                              | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |                       |                  |
| Green Belt & Green Wedge          | 0                                                                                                                                              | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 3                                                                                                                                              | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use                                                             |                       |                  |
| Protected Natural Features        | 3                                                                                                                                              | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                              | Site is wholly within Flood Zone 1                                                                                                                                                                             |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                              | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                       |                  |
| Ground Condition Constraints      | 3                                                                                                                                              | Ground treatment is expected to be required on part of the site                                                                                                                                                |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                              | Site has no neighbouring constraints                                                                                                                                                                           |                       |                  |
| Proximity to Key Services         | 3                                                                                                                                              | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                                                   |                       |                  |
| Community Facilities              | 5                                                                                                                                              | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                              |                       |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Vehicular access via Church Street. Adjacent to Grade II Listed Building. Historic Landfill EAHLD00479. |                                                                                                                                                                                                                |                       |                  |
| Availability Criteria:            |                                                                                                                                                |                                                                                                                                                                                                                | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                              | Held by developer/willing owner/public sector                                                                                                                                                                  |                       |                  |
| Land Condition                    | 5                                                                                                                                              | Vacant land & buildings                                                                                                                                                                                        |                       |                  |
| Legal Constraints                 | 5                                                                                                                                              | Site does not face any known legal issues                                                                                                                                                                      |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                            |                                                                                                                                                                                                                |                       |                  |
| Comments on Availability          |                                                                                                                                                |                                                                                                                                                                                                                |                       |                  |
| Achievability Criteria:           |                                                                                                                                                |                                                                                                                                                                                                                | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                              | Development is likely viable                                                                                                                                                                                   |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                              | Up to 5 years                                                                                                                                                                                                  |                       |                  |
| Comments on Achievability         |                                                                                                                                                |                                                                                                                                                                                                                |                       |                  |

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| SHELAA Reference: 21SHELAA3       |                                                                            | RAG Rating:                                                                                                                                                                        | Amber                 | 01 November 2025 |
| Site Address:                     | Land North Of Peartree Cottage, Braintree Road, Little Waltham, Chelmsford |                                                                                                                                                                                    |                       |                  |
| Parish:                           | Little Waltham                                                             | Total Score:                                                                                                                                                                       | 103                   |                  |
| Developable Site Area (ha):       | 0.5                                                                        | Reason for discounted areas:                                                                                                                                                       |                       |                  |
| Potential Yield:                  | 10                                                                         | Typology:                                                                                                                                                                          | 5                     |                  |
| Proposed Use:                     | Residential                                                                | Comments on the size of site:                                                                                                                                                      |                       |                  |
| Suitability Criteria:             |                                                                            |                                                                                                                                                                                    | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                          | Site is outside of any existing/proposed employment allocation                                                                                                                     |                       |                  |
| Impact on Retail Areas            | 5                                                                          | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |                       |                  |
| Proximity to the Workplace        | 5                                                                          | Site is within 2km walking distance of an employment allocation                                                                                                                    |                       |                  |
| Public Transport                  | 5                                                                          | Site is within 400m walking distance of one or more services                                                                                                                       |                       |                  |
| PROW and Cycling Connectivity     | 0                                                                          | Site is not connected to either an existing PROW or cycle network                                                                                                                  |                       |                  |
| Vehicle Access                    | 3                                                                          | There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site                                        |                       |                  |
| Strategic Road Access             | N/A                                                                        |                                                                                                                                                                                    |                       |                  |
| Designated Heritage Assets        | 5                                                                          | Site does not contain any designated heritage assets                                                                                                                               |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                          | Site does not contain any non-designated heritage assets                                                                                                                           |                       |                  |
| Archaeological Assets             | 5                                                                          | Site is not thought to contain any assets of archaeological interest                                                                                                               |                       |                  |
| Minerals & Waste Constraints      | 5                                                                          | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |                       |                  |
| Defined Open Space                | 5                                                                          | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |                       |                  |
| Green Belt & Green Wedge          | 5                                                                          | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                |                       |                  |
| Land Classification               | 0                                                                          | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |                       |                  |
| Protected Natural Features        | 5                                                                          | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features           |                       |                  |
| Flood Risk Constraints            | 5                                                                          | Site is wholly within Flood Zone 1                                                                                                                                                 |                       |                  |
| Air Quality Management Areas      | 5                                                                          | Site is in excess of 500m from a designated AQMA                                                                                                                                   |                       |                  |
| Ground Condition Constraints      | 5                                                                          | Ground treatment is not expected to be required                                                                                                                                    |                       |                  |
| Neighbouring Constraints          | 0                                                                          | Site has neighbouring constraints with no potential for mitigation                                                                                                                 |                       |                  |
| Proximity to Key Services         | 0                                                                          | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                            |                       |                  |
| Community Facilities              | 5                                                                          | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |                       |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops.                                     |                                                                                                                                                                                    |                       |                  |
| Availability Criteria:            |                                                                            |                                                                                                                                                                                    | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                          | Held by developer/willing owner/public sector                                                                                                                                      |                       |                  |
| Land Condition                    | 5                                                                          | Vacant land & buildings                                                                                                                                                            |                       |                  |
| Legal Constraints                 | 5                                                                          | Site does not face any known legal issues                                                                                                                                          |                       |                  |
| Planning Permission or Allocation | N/A                                                                        |                                                                                                                                                                                    |                       |                  |
| Comments on Availability          |                                                                            |                                                                                                                                                                                    |                       |                  |
| Achievability Criteria:           |                                                                            |                                                                                                                                                                                    | Achievability Rating: | Green            |
| Viability                         | 5                                                                          | Development is likely viable                                                                                                                                                       |                       |                  |
| Timescale for Deliverability      | 5                                                                          | Up to 5 years                                                                                                                                                                      |                       |                  |
| Comments on Achievability         |                                                                            |                                                                                                                                                                                    |                       |                  |

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| SHELAA Reference: 21SHELAA4       |                                                                                                      | RAG Rating:                                                                                                                                                                          | Green                       | 01 November 2025 |
| Site Address:                     | Land At Ilgars Farm West Of Willow Grove, South Woodham Ferrers, Chelmsford, Essex                   |                                                                                                                                                                                      |                             |                  |
| Parish:                           | South Woodham Ferrers                                                                                | Total Score:                                                                                                                                                                         | 108                         |                  |
| Developable Site Area (ha):       | 54.978                                                                                               | Reason for discounted areas:                                                                                                                                                         | Electricity lines (0.182ha) |                  |
| Potential Yield:                  | 876                                                                                                  | Typology:                                                                                                                                                                            | 26                          |                  |
| Proposed Use:                     | Residential                                                                                          | Comments on the size of site:                                                                                                                                                        |                             |                  |
| Suitability Criteria:             |                                                                                                      |                                                                                                                                                                                      | Suitability Rating:         | Green            |
| Proximity to Employment Areas     | 5                                                                                                    | Site is outside of any existing/proposed employment allocation                                                                                                                       |                             |                  |
| Impact on Retail Areas            | 0                                                                                                    | Development would result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres      |                             |                  |
| Proximity to the Workplace        | 5                                                                                                    | Site is within 2km walking distance of an employment allocation                                                                                                                      |                             |                  |
| Public Transport                  | 5                                                                                                    | Site is within 400m walking distance of one or more services                                                                                                                         |                             |                  |
| PROW and Cycling Connectivity     | 5                                                                                                    | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                             |                  |
| Vehicle Access                    | 5                                                                                                    | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                             |                  |
| Strategic Road Access             | N/A                                                                                                  |                                                                                                                                                                                      |                             |                  |
| Designated Heritage Assets        | 5                                                                                                    | Site does not contain any designated heritage assets                                                                                                                                 |                             |                  |
| Non-Designated Heritage Assets    | 5                                                                                                    | Site does not contain any non-designated heritage assets                                                                                                                             |                             |                  |
| Archaeological Assets             | 5                                                                                                    | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                             |                  |
| Minerals & Waste Constraints      | 5                                                                                                    | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                             |                  |
| Defined Open Space                | 5                                                                                                    | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                             |                  |
| Green Belt & Green Wedge          | 5                                                                                                    | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                             |                  |
| Land Classification               | 0                                                                                                    | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                             |                  |
| Protected Natural Features        | 5                                                                                                    | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |                             |                  |
| Flood Risk Constraints            | 4                                                                                                    | Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1                                                                                                  |                             |                  |
| Air Quality Management Areas      | 5                                                                                                    | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                             |                  |
| Ground Condition Constraints      | 5                                                                                                    | Ground treatment is not expected to be required                                                                                                                                      |                             |                  |
| Neighbouring Constraints          | 5                                                                                                    | Site has no neighbouring constraints                                                                                                                                                 |                             |                  |
| Proximity to Key Services         | 3                                                                                                    | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |                             |                  |
| Community Facilities              | 3                                                                                                    | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                             |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Vehicular access via Willow Grove. Small part of site in FZ2. |                                                                                                                                                                                      |                             |                  |
| Availability Criteria:            |                                                                                                      |                                                                                                                                                                                      | Availability Rating:        | Green            |
| Land Ownership                    | 3                                                                                                    | Promoter has an option to purchase site or collaborate with existing owner                                                                                                           |                             |                  |
| Land Condition                    | 5                                                                                                    | Vacant land & buildings                                                                                                                                                              |                             |                  |
| Legal Constraints                 | 5                                                                                                    | Site does not face any known legal issues                                                                                                                                            |                             |                  |
| Planning Permission or Allocation | N/A                                                                                                  |                                                                                                                                                                                      |                             |                  |
| Comments on Availability          |                                                                                                      |                                                                                                                                                                                      |                             |                  |
| Achievability Criteria:           |                                                                                                      |                                                                                                                                                                                      | Achievability Rating:       | Green            |
| Viability                         | 5                                                                                                    | Development is likely viable                                                                                                                                                         |                             |                  |
| Timescale for Deliverability      | 5                                                                                                    | Up to 5 years                                                                                                                                                                        |                             |                  |
| Comments on Achievability         |                                                                                                      |                                                                                                                                                                                      |                             |                  |

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| SHELAA Reference: 21SHELAA5       |                                                                      | RAG Rating:                                                                                                                                                                                                    | Green                                                       | 01 November 2025 |
| Site Address:                     | Land North Of Sandon Lodge, Woodhill Road, Sandon, Chelmsford, Essex |                                                                                                                                                                                                                |                                                             |                  |
| Parish:                           | Sandon                                                               | Total Score:                                                                                                                                                                                                   | 89                                                          |                  |
| Developable Site Area (ha):       | 22.08                                                                | Reason for discounted areas:                                                                                                                                                                                   |                                                             |                  |
| Potential Yield:                  | 0                                                                    | Typology:                                                                                                                                                                                                      | 34+36                                                       |                  |
| Proposed Use:                     | Employment                                                           | Comments on the size of site:                                                                                                                                                                                  | Size of site is potentially suitable for all employment use |                  |
| Suitability Criteria:             |                                                                      |                                                                                                                                                                                                                | Suitability Rating:                                         | Green            |
| Proximity to Employment Areas     | N/A                                                                  |                                                                                                                                                                                                                |                                                             |                  |
| Impact on Retail Areas            | N/A                                                                  |                                                                                                                                                                                                                |                                                             |                  |
| Proximity to the Workplace        | N/A                                                                  |                                                                                                                                                                                                                |                                                             |                  |
| Public Transport                  | 5                                                                    | Site is within 400m walking distance of one or more services                                                                                                                                                   |                                                             |                  |
| PROW and Cycling Connectivity     | 5                                                                    | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                         |                                                             |                  |
| Vehicle Access                    | 5                                                                    | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |                                                             |                  |
| Strategic Road Access             | 4                                                                    | Site has direct access to or is adjacent to a primary road network                                                                                                                                             |                                                             |                  |
| Designated Heritage Assets        | 5                                                                    | Site does not contain any designated heritage assets                                                                                                                                                           |                                                             |                  |
| Non-Designated Heritage Assets    | 5                                                                    | Site does not contain any non-designated heritage assets                                                                                                                                                       |                                                             |                  |
| Archaeological Assets             | 5                                                                    | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                                                             |                  |
| Minerals & Waste Constraints      | 2                                                                    | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment                                     |                                                             |                  |
| Defined Open Space                | 5                                                                    | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |                                                             |                  |
| Green Belt & Green Wedge          | 5                                                                    | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                            |                                                             |                  |
| Land Classification               | 0                                                                    | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                   |                                                             |                  |
| Protected Natural Features        | 3                                                                    | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                                                             |                  |
| Flood Risk Constraints            | 2                                                                    | Up to 25% of the site area is within Flood Zone 3                                                                                                                                                              |                                                             |                  |
| Air Quality Management Areas      | 5                                                                    | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                                                             |                  |
| Ground Condition Constraints      | 5                                                                    | Ground treatment is not expected to be required                                                                                                                                                                |                                                             |                  |
| Neighbouring Constraints          | N/A                                                                  |                                                                                                                                                                                                                |                                                             |                  |
| Proximity to Key Services         | N/A                                                                  |                                                                                                                                                                                                                |                                                             |                  |
| Community Facilities              | 5                                                                    | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                              |                                                             |                  |
| Comments on Suitability           | Outside of DSB.                                                      |                                                                                                                                                                                                                |                                                             |                  |
| Availability Criteria:            |                                                                      |                                                                                                                                                                                                                | Availability Rating:                                        | Green            |
| Land Ownership                    | 3                                                                    | Promoter has an option to purchase site or collaborate with existing owner                                                                                                                                     |                                                             |                  |
| Land Condition                    | 5                                                                    | Vacant land & buildings                                                                                                                                                                                        |                                                             |                  |
| Legal Constraints                 | 5                                                                    | Site does not face any known legal issues                                                                                                                                                                      |                                                             |                  |
| Planning Permission or Allocation | N/A                                                                  |                                                                                                                                                                                                                |                                                             |                  |
| Comments on Availability          |                                                                      |                                                                                                                                                                                                                |                                                             |                  |
| Achievability Criteria:           |                                                                      |                                                                                                                                                                                                                | Achievability Rating:                                       | Green            |
| Viability                         | 5                                                                    | Development is likely viable                                                                                                                                                                                   |                                                             |                  |
| Timescale for Deliverability      | 5                                                                    | Up to 5 years                                                                                                                                                                                                  |                                                             |                  |
| Comments on Achievability         |                                                                      |                                                                                                                                                                                                                |                                                             |                  |

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| SHELAA Reference: 21SHELAA7       |                                                                                                                                                                                                                                                     | RAG Rating:                                                                                                                                                                          | Red                               | 01 November 2025 |
| Site Address:                     | Land South West Of Hayes Leisure Park, Hayes Chase, Battlesbridge, Wickford, Essex                                                                                                                                                                  |                                                                                                                                                                                      |                                   |                  |
| Parish:                           | Rettendon                                                                                                                                                                                                                                           | Total Score:                                                                                                                                                                         | 90                                |                  |
| Developable Site Area (ha):       | 36.135                                                                                                                                                                                                                                              | Reason for discounted areas:                                                                                                                                                         | Gas Pipeline and Buffer (0.355ha) |                  |
| Potential Yield:                  | 575                                                                                                                                                                                                                                                 | Typology:                                                                                                                                                                            | 27                                |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                                                         | Comments on the size of site:                                                                                                                                                        |                                   |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                                     |                                                                                                                                                                                      | Suitability Rating:               | Red              |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                                   | Site is outside of any existing/proposed employment allocation                                                                                                                       |                                   |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                                   | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                                   |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                                   | Site is within 2km walking distance of an employment allocation                                                                                                                      |                                   |                  |
| Public Transport                  | 5                                                                                                                                                                                                                                                   | Site is within 400m walking distance of one or more services                                                                                                                         |                                   |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                                   | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                                   |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                                   | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                                   |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                                 |                                                                                                                                                                                      |                                   |                  |
| Designated Heritage Assets        | 5                                                                                                                                                                                                                                                   | Site does not contain any designated heritage assets                                                                                                                                 |                                   |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                                                   | Site does not contain any non-designated heritage assets                                                                                                                             |                                   |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                                                   | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                                   |                  |
| Minerals & Waste Constraints      | 2                                                                                                                                                                                                                                                   | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment           |                                   |                  |
| Defined Open Space                | 5                                                                                                                                                                                                                                                   | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                                   |                  |
| Green Belt & Green Wedge          | 0                                                                                                                                                                                                                                                   | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |                                   |                  |
| Land Classification               | 0                                                                                                                                                                                                                                                   | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                                   |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                                   | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                                   |                  |
| Flood Risk Constraints            | 2                                                                                                                                                                                                                                                   | Up to 25% of the site area is within Flood Zone 3                                                                                                                                    |                                   |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                   | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                                   |                  |
| Ground Condition Constraints      | 3                                                                                                                                                                                                                                                   | Ground treatment is expected to be required on part of the site                                                                                                                      |                                   |                  |
| Neighbouring Constraints          | 0                                                                                                                                                                                                                                                   | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |                                   |                  |
| Proximity to Key Services         | 0                                                                                                                                                                                                                                                   | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                                   |                  |
| Community Facilities              | 3                                                                                                                                                                                                                                                   | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                                   |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Vehicular access via road from Burnham Road. Crouch and Roach Estuaries (SSSI), SAC amd Special Protection Area/Ramsar Site lie partially within the site boundary. SOPC000017 Priority 4 Contaminated Lane. |                                                                                                                                                                                      |                                   |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                                     |                                                                                                                                                                                      | Availability Rating:              | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                                                                   | Held by developer/willing owner/public sector                                                                                                                                        |                                   |                  |
| Land Condition                    | 5                                                                                                                                                                                                                                                   | Vacant land & buildings                                                                                                                                                              |                                   |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                                                   | Site does not face any known legal issues                                                                                                                                            |                                   |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                                 |                                                                                                                                                                                      |                                   |                  |
| Comments on Availability          |                                                                                                                                                                                                                                                     |                                                                                                                                                                                      |                                   |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                                     |                                                                                                                                                                                      | Achievability Rating:             | Green            |
| Viability                         | 5                                                                                                                                                                                                                                                   | Development is likely viable                                                                                                                                                         |                                   |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                                   | Up to 5 years                                                                                                                                                                        |                                   |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                                     |                                                                                                                                                                                      |                                   |                  |



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|------------------------------------|---------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-------------------------|
| <b>SHELAA Reference: 21SHELAA9</b> |                                                                           | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Green</b> | <b>01 November 2025</b> |
| Site Address:                      | Land West Of Eastham, Main Road, South Woodham Ferrers, Chelmsford, Essex |                                                                                                                                                                                      |              |                         |
| Parish:                            | South Woodham Ferrers                                                     | Total Score:                                                                                                                                                                         | 114          |                         |
| Developable Site Area (ha):        | 1.34                                                                      | Reason for discounted areas:                                                                                                                                                         |              |                         |
| Potential Yield:                   | 26                                                                        | Typology:                                                                                                                                                                            | 4            |                         |
| Proposed Use:                      | Residential                                                               | Comments on the size of site:                                                                                                                                                        |              |                         |
| <b>Suitability Criteria:</b>       |                                                                           | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Green</b> |                         |
| Proximity to Employment Areas      | 5                                                                         | Site is outside of any existing/proposed employment allocation                                                                                                                       |              |                         |
| Impact on Retail Areas             | 5                                                                         | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |              |                         |
| Proximity to the Workplace         | 5                                                                         | Site is within 2km walking distance of an employment allocation                                                                                                                      |              |                         |
| Public Transport                   | 5                                                                         | Site is within 400m walking distance of one or more services                                                                                                                         |              |                         |
| PROW and Cycling Connectivity      | 5                                                                         | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |              |                         |
| Vehicle Access                     | 3                                                                         | There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site                                          |              |                         |
| Strategic Road Access              | N/A                                                                       |                                                                                                                                                                                      |              |                         |
| Designated Heritage Assets         | 5                                                                         | Site does not contain any designated heritage assets                                                                                                                                 |              |                         |
| Non-Designated Heritage Assets     | 5                                                                         | Site does not contain any non-designated heritage assets                                                                                                                             |              |                         |
| Archaeological Assets              | 5                                                                         | Site is not thought to contain any assets of archaeological interest                                                                                                                 |              |                         |
| Minerals & Waste Constraints       | 5                                                                         | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |              |                         |
| Defined Open Space                 | 5                                                                         | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |              |                         |
| Green Belt & Green Wedge           | 5                                                                         | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |              |                         |
| Land Classification                | 0                                                                         | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |              |                         |
| Protected Natural Features         | 5                                                                         | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |              |                         |
| Flood Risk Constraints             | 5                                                                         | Site is wholly within Flood Zone 1                                                                                                                                                   |              |                         |
| Air Quality Management Areas       | 5                                                                         | Site is in excess of 500m from a designated AQMA                                                                                                                                     |              |                         |
| Ground Condition Constraints       | 5                                                                         | Ground treatment is not expected to be required                                                                                                                                      |              |                         |
| Neighbouring Constraints           | 5                                                                         | Site has no neighbouring constraints                                                                                                                                                 |              |                         |
| Proximity to Key Services          | 3                                                                         | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |              |                         |
| Community Facilities               | 3                                                                         | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |              |                         |
| Comments on Suitability            | Outside of DSB. In range of bus stops.                                    |                                                                                                                                                                                      |              |                         |
| <b>Availability Criteria:</b>      |                                                                           | <b>Availability Rating:</b>                                                                                                                                                          | <b>Green</b> |                         |
| Land Ownership                     | 5                                                                         | Held by developer/willing owner/public sector                                                                                                                                        |              |                         |
| Land Condition                     | 5                                                                         | Vacant land & buildings                                                                                                                                                              |              |                         |
| Legal Constraints                  | 5                                                                         | Site does not face any known legal issues                                                                                                                                            |              |                         |
| Planning Permission or Allocation  | N/A                                                                       |                                                                                                                                                                                      |              |                         |
| Comments on Availability           |                                                                           |                                                                                                                                                                                      |              |                         |
| <b>Achievability Criteria:</b>     |                                                                           | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b> |                         |
| Viability                          | 5                                                                         | Development is likely viable                                                                                                                                                         |              |                         |
| Timescale for Deliverability       | 5                                                                         | Up to 5 years                                                                                                                                                                        |              |                         |
| Comments on Achievability          |                                                                           |                                                                                                                                                                                      |              |                         |

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| <b>SHELAA Reference: 21SHELAA10</b> |                                                  | <b>RAG Rating:</b>                                                                                                                                                                                             | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                       | Land Rear Of 7 Willowmeade, Ramsden Heath, Essex |                                                                                                                                                                                                                |              |                         |
| Parish:                             | South Hanningfield                               | Total Score:                                                                                                                                                                                                   | 103          |                         |
| Developable Site Area (ha):         | 0.12                                             | Reason for discounted areas:                                                                                                                                                                                   |              |                         |
| Potential Yield:                    | 4                                                | Typology:                                                                                                                                                                                                      | 19           |                         |
| Proposed Use:                       | Residential                                      | Comments on the size of site:                                                                                                                                                                                  |              |                         |
| <b>Suitability Criteria:</b>        |                                                  | <b>Suitability Rating:</b>                                                                                                                                                                                     | <b>Red</b>   |                         |
| Proximity to Employment Areas       | 5                                                | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |              |                         |
| Impact on Retail Areas              | 5                                                | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |              |                         |
| Proximity to the Workplace          | 5                                                | Site is within 2km walking distance of an employment allocation                                                                                                                                                |              |                         |
| Public Transport                    | 5                                                | Site is within 400m walking distance of one or more services                                                                                                                                                   |              |                         |
| PROW and Cycling Connectivity       | 0                                                | Site is not connected to either an existing PROW or cycle network                                                                                                                                              |              |                         |
| Vehicle Access                      | 5                                                | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |              |                         |
| Strategic Road Access               | N/A                                              |                                                                                                                                                                                                                |              |                         |
| Designated Heritage Assets          | 5                                                | Site does not contain any designated heritage assets                                                                                                                                                           |              |                         |
| Non-Designated Heritage Assets      | 5                                                | Site does not contain any non-designated heritage assets                                                                                                                                                       |              |                         |
| Archaeological Assets               | 5                                                | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |              |                         |
| Minerals & Waste Constraints        | 5                                                | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |              |                         |
| Defined Open Space                  | 5                                                | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |              |                         |
| Green Belt & Green Wedge            | 0                                                | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                                                  |              |                         |
| Land Classification                 | 0                                                | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                   |              |                         |
| Protected Natural Features          | 3                                                | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |              |                         |
| Flood Risk Constraints              | 5                                                | Site is wholly within Flood Zone 1                                                                                                                                                                             |              |                         |
| Air Quality Management Areas        | 5                                                | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |              |                         |
| Ground Condition Constraints        | 5                                                | Ground treatment is not expected to be required                                                                                                                                                                |              |                         |
| Neighbouring Constraints            | 5                                                | Site has no neighbouring constraints                                                                                                                                                                           |              |                         |
| Proximity to Key Services           | 0                                                | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                                                        |              |                         |
| Community Facilities                | 5                                                | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                              |              |                         |
| Comments on Suitability             | Adjacent to DSB. In range of bus stops.          |                                                                                                                                                                                                                |              |                         |
| <b>Availability Criteria:</b>       |                                                  | <b>Availability Rating:</b>                                                                                                                                                                                    | <b>Green</b> |                         |
| Land Ownership                      | 5                                                | Held by developer/willing owner/public sector                                                                                                                                                                  |              |                         |
| Land Condition                      | 5                                                | Vacant land & buildings                                                                                                                                                                                        |              |                         |
| Legal Constraints                   | 5                                                | Site does not face any known legal issues                                                                                                                                                                      |              |                         |
| Planning Permission or Allocation   | N/A                                              |                                                                                                                                                                                                                |              |                         |
| Comments on Availability            | Currently part of a residential garden           |                                                                                                                                                                                                                |              |                         |
| <b>Achievability Criteria:</b>      |                                                  | <b>Achievability Rating:</b>                                                                                                                                                                                   | <b>Green</b> |                         |
| Viability                           | 5                                                | Development is likely viable                                                                                                                                                                                   |              |                         |
| Timescale for Deliverability        | 5                                                | Up to 5 years                                                                                                                                                                                                  |              |                         |
| Comments on Achievability           |                                                  |                                                                                                                                                                                                                |              |                         |

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| SHELAA Reference: 21SHELAA11      |                                                                                      | RAG Rating:                                                                                                                                                                       | Amber                                                       | 01 November 2025 |
| Site Address:                     | Novera Generation, Roxwell Quarry, Boyton Cross, Roxwell, Chelmsford, Essex, CM1 4LT |                                                                                                                                                                                   |                                                             |                  |
| Parish:                           | Roxwell                                                                              | Total Score:                                                                                                                                                                      | 90                                                          |                  |
| Developable Site Area (ha):       | 9.38                                                                                 | Reason for discounted areas:                                                                                                                                                      | Electricity substation (0.001ha)                            |                  |
| Potential Yield:                  | 0                                                                                    | Typology:                                                                                                                                                                         | 34+36                                                       |                  |
| Proposed Use:                     | Employment                                                                           | Comments on the size of site:                                                                                                                                                     | Size of site is potentially suitable for all employment use |                  |
| Suitability Criteria:             |                                                                                      |                                                                                                                                                                                   | Suitability Rating:                                         | Amber            |
| Proximity to Employment Areas     | N/A                                                                                  |                                                                                                                                                                                   |                                                             |                  |
| Impact on Retail Areas            | N/A                                                                                  |                                                                                                                                                                                   |                                                             |                  |
| Proximity to the Workplace        | N/A                                                                                  |                                                                                                                                                                                   |                                                             |                  |
| Public Transport                  | 0                                                                                    | Site is in excess of 400m walking distance from all services                                                                                                                      |                                                             |                  |
| PROW and Cycling Connectivity     | 5                                                                                    | Site is within 100m walking distance to either a PROW or cycle network                                                                                                            |                                                             |                  |
| Vehicle Access                    | 5                                                                                    | A route exists enabling vehicle access into/adjacent to the site                                                                                                                  |                                                             |                  |
| Strategic Road Access             | 4                                                                                    | Site has direct access to or is adjacent to a primary road network                                                                                                                |                                                             |                  |
| Designated Heritage Assets        | 5                                                                                    | Site does not contain any designated heritage assets                                                                                                                              |                                                             |                  |
| Non-Designated Heritage Assets    | 5                                                                                    | Site does not contain any non-designated heritage assets                                                                                                                          |                                                             |                  |
| Archaeological Assets             | 5                                                                                    | Site is not thought to contain any assets of archaeological interest                                                                                                              |                                                             |                  |
| Minerals & Waste Constraints      | 5                                                                                    | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                          |                                                             |                  |
| Defined Open Space                | 5                                                                                    | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                  |                                                             |                  |
| Green Belt & Green Wedge          | 5                                                                                    | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                               |                                                             |                  |
| Land Classification               | 3                                                                                    | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use                                |                                                             |                  |
| Protected Natural Features        | 5                                                                                    | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features          |                                                             |                  |
| Flood Risk Constraints            | 5                                                                                    | Site is wholly within Flood Zone 1                                                                                                                                                |                                                             |                  |
| Air Quality Management Areas      | 5                                                                                    | Site is in excess of 500m from a designated AQMA                                                                                                                                  |                                                             |                  |
| Ground Condition Constraints      | 0                                                                                    | Ground treatment is expected to be required on the majority (90% or more) of the site                                                                                             |                                                             |                  |
| Neighbouring Constraints          | N/A                                                                                  |                                                                                                                                                                                   |                                                             |                  |
| Proximity to Key Services         | N/A                                                                                  |                                                                                                                                                                                   |                                                             |                  |
| Community Facilities              | 5                                                                                    | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                                                             |                  |
| Comments on Suitability           | Outside of DSB. Priority 4 Contaminared Land SC000006.                               |                                                                                                                                                                                   |                                                             |                  |
| Availability Criteria:            |                                                                                      |                                                                                                                                                                                   | Availability Rating:                                        | Green            |
| Land Ownership                    | 5                                                                                    | Held by developer/willing owner/public sector                                                                                                                                     |                                                             |                  |
| Land Condition                    | 3                                                                                    | Low intensity land uses                                                                                                                                                           |                                                             |                  |
| Legal Constraints                 | 5                                                                                    | Site does not face any known legal issues                                                                                                                                         |                                                             |                  |
| Planning Permission or Allocation | N/A                                                                                  |                                                                                                                                                                                   |                                                             |                  |
| Comments on Availability          | Site currently used for other purposes.                                              |                                                                                                                                                                                   |                                                             |                  |
| Achievability Criteria:           |                                                                                      |                                                                                                                                                                                   | Achievability Rating:                                       | Green            |
| Viability                         | 5                                                                                    | Development is likely viable                                                                                                                                                      |                                                             |                  |
| Timescale for Deliverability      | 5                                                                                    | Up to 5 years                                                                                                                                                                     |                                                             |                  |
| Comments on Achievability         |                                                                                      |                                                                                                                                                                                   |                                                             |                  |

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| SHELAA Reference: 21SHELAA14      |                                                                                    | RAG Rating:                                                                                                                                                                                                    | Amber                 | 01 November 2025 |
| Site Address:                     | Land North Of Steepleview, Butts Green Road, Sandon, Chelmsford                    |                                                                                                                                                                                                                |                       |                  |
| Parish:                           | Sandon                                                                             | Total Score:                                                                                                                                                                                                   | 104                   |                  |
| Developable Site Area (ha):       | 3.12                                                                               | Reason for discounted areas:                                                                                                                                                                                   |                       |                  |
| Potential Yield:                  | 61                                                                                 | Typology:                                                                                                                                                                                                      | 3                     |                  |
| Proposed Use:                     | Residential                                                                        | Comments on the size of site:                                                                                                                                                                                  |                       |                  |
| Suitability Criteria:             |                                                                                    |                                                                                                                                                                                                                | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                  | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |                       |                  |
| Impact on Retail Areas            | 5                                                                                  | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |                       |                  |
| Proximity to the Workplace        | 0                                                                                  | Site is in excess of 2km walking distance of an employment allocation                                                                                                                                          |                       |                  |
| Public Transport                  | 5                                                                                  | Site is within 400m walking distance of one or more services                                                                                                                                                   |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                  | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                         |                       |                  |
| Vehicle Access                    | 3                                                                                  | There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site                                                                    |                       |                  |
| Strategic Road Access             | N/A                                                                                |                                                                                                                                                                                                                |                       |                  |
| Designated Heritage Assets        | 5                                                                                  | Site does not contain any designated heritage assets                                                                                                                                                           |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                  | Site does not contain any non-designated heritage assets                                                                                                                                                       |                       |                  |
| Archaeological Assets             | 5                                                                                  | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                  | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |                       |                  |
| Defined Open Space                | 5                                                                                  | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                  | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                            |                       |                  |
| Land Classification               | 0                                                                                  | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                   |                       |                  |
| Protected Natural Features        | 3                                                                                  | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                       |                  |
| Flood Risk Constraints            | 5                                                                                  | Site is wholly within Flood Zone 1                                                                                                                                                                             |                       |                  |
| Air Quality Management Areas      | 5                                                                                  | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                       |                  |
| Ground Condition Constraints      | 5                                                                                  | Ground treatment is not expected to be required                                                                                                                                                                |                       |                  |
| Neighbouring Constraints          | 5                                                                                  | Site has no neighbouring constraints                                                                                                                                                                           |                       |                  |
| Proximity to Key Services         | 0                                                                                  | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                                                        |                       |                  |
| Community Facilities              | 3                                                                                  | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                           |                       |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Potential vehicular from Butt's Green Road. |                                                                                                                                                                                                                |                       |                  |
| Availability Criteria:            |                                                                                    |                                                                                                                                                                                                                | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                  | Held by developer/willing owner/public sector                                                                                                                                                                  |                       |                  |
| Land Condition                    | 5                                                                                  | Vacant land & buildings                                                                                                                                                                                        |                       |                  |
| Legal Constraints                 | 5                                                                                  | Site does not face any known legal issues                                                                                                                                                                      |                       |                  |
| Planning Permission or Allocation | N/A                                                                                |                                                                                                                                                                                                                |                       |                  |
| Comments on Availability          |                                                                                    |                                                                                                                                                                                                                |                       |                  |
| Achievability Criteria:           |                                                                                    |                                                                                                                                                                                                                | Achievability Rating: | Green            |
| Viability                         | 5                                                                                  | Development is likely viable                                                                                                                                                                                   |                       |                  |
| Timescale for Deliverability      | 5                                                                                  | Up to 5 years                                                                                                                                                                                                  |                       |                  |
| Comments on Achievability         |                                                                                    |                                                                                                                                                                                                                |                       |                  |

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| SHELAA Reference: 21SHELAA16      |                                                                                                                                                                  | RAG Rating:                                                                                                                                                                          | Amber                 | 01 November 2025 |
| Site Address:                     | Land North Of Tally Ho, Sandon Hall Bridleway, Sandon, Chelmsford, Essex                                                                                         |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Sandon                                                                                                                                                           | Total Score:                                                                                                                                                                         | 102                   |                  |
| Developable Site Area (ha):       | 1.81                                                                                                                                                             | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 41                                                                                                                                                               | Typology:                                                                                                                                                                            | 3                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                      | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                  |                                                                                                                                                                                      | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 0                                                                                                                                                                | Site is in excess of 2km walking distance of an employment allocation                                                                                                                |                       |                  |
| Public Transport                  | 5                                                                                                                                                                | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                              |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                                                                | Site does not contain any designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 0                                                                                                                                                                | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 0                                                                                                                                                                | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                       |                  |
| Community Facilities              | 3                                                                                                                                                                | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Within DSB. In range of bus stops. TPO/1992/001 within the site. Also a woodland TPO, TPO/2024/18 within 15m to the west of the site, may contain veteran trees. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                                                                  |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                                                | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 4                                                                                                                                                                | Established single use                                                                                                                                                               |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                              |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          | Site currently used for other purpose.                                                                                                                           |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                  |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                                                                  |                                                                                                                                                                                      |                       |                  |

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| SHELAA Reference: 21SHELAA17      |                                                                | RAG Rating:                                                                                                                                                                          | Amber                 | 01 November 2025 |
| Site Address:                     | Land At Fultons Farm, Lodge Road, Bicknacre, Chelmsford, Essex |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Bicknacre                                                      | Total Score:                                                                                                                                                                         | 96                    |                  |
| Developable Site Area (ha):       | 1.18                                                           | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 23                                                             | Typology:                                                                                                                                                                            | 4                     |                  |
| Proposed Use:                     | Residential                                                    | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                |                                                                                                                                                                                      | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                              | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                              | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 0                                                              | Site is in excess of 2km walking distance of an employment allocation                                                                                                                |                       |                  |
| Public Transport                  | 0                                                              | Site is in excess of 400m walking distance from all services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 0                                                              | Site is not connected to either an existing PROW or cycle network                                                                                                                    |                       |                  |
| Vehicle Access                    | 5                                                              | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                            |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 5                                                              | Site does not contain any designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 5                                                              | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                              | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                              | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                              | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                              | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 0                                                              | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 5                                                              | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |                       |                  |
| Flood Risk Constraints            | 5                                                              | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                              | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                              | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                              | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 0                                                              | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                       |                  |
| Community Facilities              | 3                                                              | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Outside of DSB. Vehicular access from Lodge Road.              |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                              | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 3                                                              | Low intensity land uses                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                              | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                            |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          | Site currently used for other purpose.                         |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                              | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                              | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                |                                                                                                                                                                                      |                       |                  |

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| SHELAA Reference: 21SHELAA18      |                                                                                                                                                                                  | RAG Rating:                                                                                                                                                                                                                                                            | Amber                 | 01 November 2025 |
| Site Address:                     | Kay-Metzeler Ltd, Brook Street, Chelmsford, CM1 1UQ                                                                                                                              |                                                                                                                                                                                                                                                                        |                       |                  |
| Parish:                           | Chelmsford                                                                                                                                                                       | Total Score:                                                                                                                                                                                                                                                           | 89                    |                  |
| Developable Site Area (ha):       | 1.44                                                                                                                                                                             | Reason for discounted areas:                                                                                                                                                                                                                                           |                       |                  |
| Potential Yield:                  | 147                                                                                                                                                                              | Typology:                                                                                                                                                                                                                                                              | 13                    |                  |
| Proposed Use:                     | Residential                                                                                                                                                                      | Comments on the size of site:                                                                                                                                                                                                                                          |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                  |                                                                                                                                                                                                                                                                        | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 0                                                                                                                                                                                | Site is wholly/partially located within an existing/proposed employment allocation                                                                                                                                                                                     |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                                                                                     |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                | Site is within 2km walking distance of an employment allocation                                                                                                                                                                                                        |                       |                  |
| Public Transport                  | 5                                                                                                                                                                                | Site is within 400m walking distance of one or more services                                                                                                                                                                                                           |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                                                                                 |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                                                                                       |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                              |                                                                                                                                                                                                                                                                        |                       |                  |
| Designated Heritage Assets        | 3                                                                                                                                                                                | Site is adjacent to one or more designated heritage assets                                                                                                                                                                                                             |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                | Site does not contain any non-designated heritage assets                                                                                                                                                                                                               |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                                | Site is not thought to contain any assets of archaeological interest                                                                                                                                                                                                   |                       |                  |
| Minerals & Waste Constraints      | 0                                                                                                                                                                                | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                                | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                                                                                       |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                                                                                    |                       |                  |
| Land Classification               | 5                                                                                                                                                                                | Site is predominantly Previously Developed Land                                                                                                                                                                                                                        |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                                | Site partially or wholly comprises of one or more protected natural features                                                                                                                                                                                           |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                | Site is wholly within Flood Zone 1                                                                                                                                                                                                                                     |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                | Site is in excess of 500m from a designated AQMA                                                                                                                                                                                                                       |                       |                  |
| Ground Condition Constraints      | 0                                                                                                                                                                                | Ground treatment is expected to be required on the majority (90% or more) of the site                                                                                                                                                                                  |                       |                  |
| Neighbouring Constraints          | 0                                                                                                                                                                                | Site has neighbouring constraints with no potential for mitigation                                                                                                                                                                                                     |                       |                  |
| Proximity to Key Services         | 5                                                                                                                                                                                | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                                                                                                          |                       |                  |
| Community Facilities              | 3                                                                                                                                                                                | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                                                                   |                       |                  |
| Comments on Suitability           | Within Urban Area. In range of bus stops. Adjacent Grade II Listed Building.TPO/1985/010 covering four trees along New Street frontage. Priority 4 Contaminated Land SOPC000138. |                                                                                                                                                                                                                                                                        |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                  |                                                                                                                                                                                                                                                                        | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                                                                | Held by developer/willing owner/public sector                                                                                                                                                                                                                          |                       |                  |
| Land Condition                    | 3                                                                                                                                                                                | Low intensity land uses                                                                                                                                                                                                                                                |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                                | Site does not face any known legal issues                                                                                                                                                                                                                              |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                              |                                                                                                                                                                                                                                                                        |                       |                  |
| Comments on Availability          | Site currently used for other purpose.                                                                                                                                           |                                                                                                                                                                                                                                                                        |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                  |                                                                                                                                                                                                                                                                        | Achievability Rating: | Amber            |
| Viability                         | 0                                                                                                                                                                                | Development is likely unviable                                                                                                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                | Up to 5 years                                                                                                                                                                                                                                                          |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                  |                                                                                                                                                                                                                                                                        |                       |                  |



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| SHELAA Reference: 21SHELAA19      |                                                                                                                                                                                                                                                                                                                                                              | RAG Rating:                                                                                                                                                                        | Amber                 | 01 November 2025 |
| Site Address:                     | Land South West Of, Brook Hill, Little Waltham, Chelmsford                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                    |                       |                  |
| Parish:                           | Little Waltham                                                                                                                                                                                                                                                                                                                                               | Total Score:                                                                                                                                                                       | 92                    |                  |
| Developable Site Area (ha):       | 0.88                                                                                                                                                                                                                                                                                                                                                         | Reason for discounted areas:                                                                                                                                                       |                       |                  |
| Potential Yield:                  | 17                                                                                                                                                                                                                                                                                                                                                           | Typology:                                                                                                                                                                          | 4                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                                                                                                                                                                  | Comments on the size of site:                                                                                                                                                      |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                    | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                                                                                                                                            | Site is outside of any existing/proposed employment allocation                                                                                                                     |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                                                                                                                                            | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |                       |                  |
| Proximity to the Workplace        | 0                                                                                                                                                                                                                                                                                                                                                            | Site is in excess of 2km walking distance of an employment allocation                                                                                                              |                       |                  |
| Public Transport                  | 5                                                                                                                                                                                                                                                                                                                                                            | Site is within 400m walking distance of one or more services                                                                                                                       |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                                                                                                                                            | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |                       |                  |
| Vehicle Access                    | 0                                                                                                                                                                                                                                                                                                                                                            | There are visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site                                           |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                    |                       |                  |
| Designated Heritage Assets        | 3                                                                                                                                                                                                                                                                                                                                                            | Site is adjacent to one or more designated heritage assets                                                                                                                         |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                                                                                                                                                            | Site does not contain any non-designated heritage assets                                                                                                                           |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                                                                                                                                                            | Site is not thought to contain any assets of archaeological interest                                                                                                               |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                                                                                                                                                                            | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |                       |                  |
| Defined Open Space                | 0                                                                                                                                                                                                                                                                                                                                                            | The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                         |                       |                  |
| Green Belt & Green Wedge          | 0                                                                                                                                                                                                                                                                                                                                                            | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                      |                       |                  |
| Land Classification               | 0                                                                                                                                                                                                                                                                                                                                                            | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                                                                                                                                            | Site partially or wholly comprises of one or more protected natural features                                                                                                       |                       |                  |
| Flood Risk Constraints            | 4                                                                                                                                                                                                                                                                                                                                                            | Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1                                                                                                |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                                                                                                                            | Site is in excess of 500m from a designated AQMA                                                                                                                                   |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                                                                                                                                                                                            | Ground treatment is not expected to be required                                                                                                                                    |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                                                                                                                                                                                            | Site has no neighbouring constraints                                                                                                                                               |                       |                  |
| Proximity to Key Services         | 5                                                                                                                                                                                                                                                                                                                                                            | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                      |                       |                  |
| Community Facilities              | 5                                                                                                                                                                                                                                                                                                                                                            | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |                       |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Residential development and greenspace along northern boundary preventing possible access. Adjacent to Conservation Area. Natural Green Space (Limited Access). Site wholly within Village Meadow (LoWS). A couple of trees protected by TPO/2006/057 and TPO/2017/022 within 15m of the site, may be veteran trees. |                                                                                                                                                                                    |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                    | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                                                                                                                                                                            | Held by developer/willing owner/public sector                                                                                                                                      |                       |                  |
| Land Condition                    | 5                                                                                                                                                                                                                                                                                                                                                            | Vacant land & buildings                                                                                                                                                            |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                                                                                                                                                            | Site does not face any known legal issues                                                                                                                                          |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                    |                       |                  |
| Comments on Availability          |                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                    |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                    | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                                                                                                                                                                                                            | Development is likely viable                                                                                                                                                       |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                                                                                                                                            | Up to 5 years                                                                                                                                                                      |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                    |                       |                  |

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| <b>SHELAA Reference: 21SHELAA20</b> |                                                                                                                                                                                                      | <b>RAG Rating:</b>                                                                                                                                                                                                                                                     | <b>Yellow</b> | <b>01 November 2025</b> |
| Site Address:                       | Land Rear Of Owls, Waltham Road, Boreham, Chelmsford                                                                                                                                                 |                                                                                                                                                                                                                                                                        |               |                         |
| Parish:                             | Boreham                                                                                                                                                                                              | Total Score:                                                                                                                                                                                                                                                           | 99            |                         |
| Developable Site Area (ha):         | 5.17                                                                                                                                                                                                 | Reason for discounted areas:                                                                                                                                                                                                                                           |               |                         |
| Potential Yield:                    | 89                                                                                                                                                                                                   | Typology:                                                                                                                                                                                                                                                              | 2             |                         |
| Proposed Use:                       | Residential                                                                                                                                                                                          | Comments on the size of site:                                                                                                                                                                                                                                          |               |                         |
| <b>Suitability Criteria:</b>        |                                                                                                                                                                                                      | <b>Suitability Rating:</b>                                                                                                                                                                                                                                             | <b>Yellow</b> |                         |
| Proximity to Employment Areas       | 5                                                                                                                                                                                                    | Site is outside of any existing/proposed employment allocation                                                                                                                                                                                                         |               |                         |
| Impact on Retail Areas              | 5                                                                                                                                                                                                    | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                                                                                     |               |                         |
| Proximity to the Workplace          | 5                                                                                                                                                                                                    | Site is within 2km walking distance of an employment allocation                                                                                                                                                                                                        |               |                         |
| Public Transport                    | 5                                                                                                                                                                                                    | Site is within 400m walking distance of one or more services                                                                                                                                                                                                           |               |                         |
| PROW and Cycling Connectivity       | 0                                                                                                                                                                                                    | Site is not connected to either an existing PROW or cycle network                                                                                                                                                                                                      |               |                         |
| Vehicle Access                      | 3                                                                                                                                                                                                    | There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site                                                                                                                            |               |                         |
| Strategic Road Access               | N/A                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                        |               |                         |
| Designated Heritage Assets          | 5                                                                                                                                                                                                    | Site does not contain any designated heritage assets                                                                                                                                                                                                                   |               |                         |
| Non-Designated Heritage Assets      | 5                                                                                                                                                                                                    | Site does not contain any non-designated heritage assets                                                                                                                                                                                                               |               |                         |
| Archaeological Assets               | 5                                                                                                                                                                                                    | Site is not thought to contain any assets of archaeological interest                                                                                                                                                                                                   |               |                         |
| Minerals & Waste Constraints        | 0                                                                                                                                                                                                    | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development |               |                         |
| Defined Open Space                  | 5                                                                                                                                                                                                    | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                                                                                       |               |                         |
| Green Belt & Green Wedge            | 5                                                                                                                                                                                                    | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                                                                                    |               |                         |
| Land Classification                 | 0                                                                                                                                                                                                    | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                                                                           |               |                         |
| Protected Natural Features          | 0                                                                                                                                                                                                    | Site partially or wholly comprises of one or more protected natural features                                                                                                                                                                                           |               |                         |
| Flood Risk Constraints              | 5                                                                                                                                                                                                    | Site is wholly within Flood Zone 1                                                                                                                                                                                                                                     |               |                         |
| Air Quality Management Areas        | 5                                                                                                                                                                                                    | Site is in excess of 500m from a designated AQMA                                                                                                                                                                                                                       |               |                         |
| Ground Condition Constraints        | 5                                                                                                                                                                                                    | Ground treatment is not expected to be required                                                                                                                                                                                                                        |               |                         |
| Neighbouring Constraints            | 5                                                                                                                                                                                                    | Site has no neighbouring constraints                                                                                                                                                                                                                                   |               |                         |
| Proximity to Key Services           | 3                                                                                                                                                                                                    | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                                                                                                           |               |                         |
| Community Facilities                | 3                                                                                                                                                                                                    | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                                                                   |               |                         |
| Comments on Suitability             | Outside of DSB. In range of bus stops. TPO/2022/014 within the site and Boreham Road Gravel Pits (LoWS) immediately to the west. Also a single tree covered by TPO/2022/014 on the western boundary. |                                                                                                                                                                                                                                                                        |               |                         |
| <b>Availability Criteria:</b>       |                                                                                                                                                                                                      | <b>Availability Rating:</b>                                                                                                                                                                                                                                            | <b>Green</b>  |                         |
| Land Ownership                      | 5                                                                                                                                                                                                    | Held by developer/willing owner/public sector                                                                                                                                                                                                                          |               |                         |
| Land Condition                      | 5                                                                                                                                                                                                    | Vacant land & buildings                                                                                                                                                                                                                                                |               |                         |
| Legal Constraints                   | 5                                                                                                                                                                                                    | Site does not face any known legal issues                                                                                                                                                                                                                              |               |                         |
| Planning Permission or Allocation   | N/A                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                        |               |                         |
| Comments on Availability            |                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                        |               |                         |
| <b>Achievability Criteria:</b>      |                                                                                                                                                                                                      | <b>Achievability Rating:</b>                                                                                                                                                                                                                                           | <b>Green</b>  |                         |
| Viability                           | 5                                                                                                                                                                                                    | Development is likely viable                                                                                                                                                                                                                                           |               |                         |
| Timescale for Deliverability        | 5                                                                                                                                                                                                    | Up to 5 years                                                                                                                                                                                                                                                          |               |                         |
| Comments on Achievability           |                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                        |               |                         |

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| SHELAA Reference: 21SHELAA21      |                                                                                                                                                 | RAG Rating:                                                                                                                                                                                                                                                            | Yellow                                                      | 01 November 2025 |
| Site Address:                     | Land North Of Boreham Industrial Estate, Waltham Road, Boreham, Chelmsford                                                                      |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Parish:                           | Boreham                                                                                                                                         | Total Score:                                                                                                                                                                                                                                                           | 80                                                          |                  |
| Developable Site Area (ha):       | 1.8                                                                                                                                             | Reason for discounted areas:                                                                                                                                                                                                                                           |                                                             |                  |
| Potential Yield:                  | 0                                                                                                                                               | Typology:                                                                                                                                                                                                                                                              | 33+36                                                       |                  |
| Proposed Use:                     | Employment                                                                                                                                      | Comments on the size of site:                                                                                                                                                                                                                                          | Size of site is potentially suitable for all employment use |                  |
| Suitability Criteria:             |                                                                                                                                                 |                                                                                                                                                                                                                                                                        | Suitability Rating:                                         | Yellow           |
| Proximity to Employment Areas     | N/A                                                                                                                                             |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Impact on Retail Areas            | N/A                                                                                                                                             |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Proximity to the Workplace        | N/A                                                                                                                                             |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Public Transport                  | 5                                                                                                                                               | Site is within 400m walking distance of one or more services                                                                                                                                                                                                           |                                                             |                  |
| PROW and Cycling Connectivity     | 0                                                                                                                                               | Site is not connected to either an existing PROW or cycle network                                                                                                                                                                                                      |                                                             |                  |
| Vehicle Access                    | 5                                                                                                                                               | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                                                                                       |                                                             |                  |
| Strategic Road Access             | 0                                                                                                                                               | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road                                                                                                                                 |                                                             |                  |
| Designated Heritage Assets        | 5                                                                                                                                               | Site does not contain any designated heritage assets                                                                                                                                                                                                                   |                                                             |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                               | Site does not contain any non-designated heritage assets                                                                                                                                                                                                               |                                                             |                  |
| Archaeological Assets             | 5                                                                                                                                               | Site is not thought to contain any assets of archaeological interest                                                                                                                                                                                                   |                                                             |                  |
| Minerals & Waste Constraints      | 0                                                                                                                                               | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development |                                                             |                  |
| Defined Open Space                | 5                                                                                                                                               | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                                                                                       |                                                             |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                               | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                                                                                    |                                                             |                  |
| Land Classification               | 0                                                                                                                                               | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                                                                           |                                                             |                  |
| Protected Natural Features        | 0                                                                                                                                               | Site partially or wholly comprises of one or more protected natural features                                                                                                                                                                                           |                                                             |                  |
| Flood Risk Constraints            | 5                                                                                                                                               | Site is wholly within Flood Zone 1                                                                                                                                                                                                                                     |                                                             |                  |
| Air Quality Management Areas      | 5                                                                                                                                               | Site is in excess of 500m from a designated AQMA                                                                                                                                                                                                                       |                                                             |                  |
| Ground Condition Constraints      | 5                                                                                                                                               | Ground treatment is not expected to be required                                                                                                                                                                                                                        |                                                             |                  |
| Neighbouring Constraints          | N/A                                                                                                                                             |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Proximity to Key Services         | N/A                                                                                                                                             |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Community Facilities              | 5                                                                                                                                               | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                                                                      |                                                             |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Vehicular and pedestrian access available from Euromix. LoWS on the very north western edge of the site. |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Availability Criteria:            |                                                                                                                                                 |                                                                                                                                                                                                                                                                        | Availability Rating:                                        | Green            |
| Land Ownership                    | 5                                                                                                                                               | Held by developer/willing owner/public sector                                                                                                                                                                                                                          |                                                             |                  |
| Land Condition                    | 5                                                                                                                                               | Vacant land & buildings                                                                                                                                                                                                                                                |                                                             |                  |
| Legal Constraints                 | 5                                                                                                                                               | Site does not face any known legal issues                                                                                                                                                                                                                              |                                                             |                  |
| Planning Permission or Allocation | N/A                                                                                                                                             |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Comments on Availability          |                                                                                                                                                 |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Achievability Criteria:           |                                                                                                                                                 |                                                                                                                                                                                                                                                                        | Achievability Rating:                                       | Green            |
| Viability                         | 5                                                                                                                                               | Development is likely viable                                                                                                                                                                                                                                           |                                                             |                  |
| Timescale for Deliverability      | 5                                                                                                                                               | Up to 5 years                                                                                                                                                                                                                                                          |                                                             |                  |
| Comments on Achievability         |                                                                                                                                                 |                                                                                                                                                                                                                                                                        |                                                             |                  |

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| <b>SHELAA Reference: 21SHELAA23</b> |                                                                                                                                                   | <b>RAG Rating: Red</b>                                                                                                                                                             |    | <b>01 November 2025</b> |  |
| Site Address:                       | Land North Of Meadowgate, Stock, Ingatestone, Essex                                                                                               |                                                                                                                                                                                    |    |                         |  |
| Parish:                             | Stock                                                                                                                                             | Total Score:                                                                                                                                                                       | 98 |                         |  |
| Developable Site Area (ha):         | 0.77                                                                                                                                              | Reason for discounted areas:                                                                                                                                                       |    |                         |  |
| Potential Yield:                    | 15                                                                                                                                                | Typology:                                                                                                                                                                          | 5  |                         |  |
| Proposed Use:                       | Residential                                                                                                                                       | Comments on the size of site:                                                                                                                                                      |    |                         |  |
| <b>Suitability Criteria:</b>        |                                                                                                                                                   | <b>Suitability Rating:</b>                                                                                                                                                         |    | <b>Red</b>              |  |
| Proximity to Employment Areas       | 5                                                                                                                                                 | Site is outside of any existing/proposed employment allocation                                                                                                                     |    |                         |  |
| Impact on Retail Areas              | 5                                                                                                                                                 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |    |                         |  |
| Proximity to the Workplace          | 0                                                                                                                                                 | Site is in excess of 2km walking distance of an employment allocation                                                                                                              |    |                         |  |
| Public Transport                    | 0                                                                                                                                                 | Site is in excess of 400m walking distance from all services                                                                                                                       |    |                         |  |
| PROW and Cycling Connectivity       | 5                                                                                                                                                 | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |    |                         |  |
| Vehicle Access                      | 5                                                                                                                                                 | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |    |                         |  |
| Strategic Road Access               | N/A                                                                                                                                               |                                                                                                                                                                                    |    |                         |  |
| Designated Heritage Assets          | 5                                                                                                                                                 | Site does not contain any designated heritage assets                                                                                                                               |    |                         |  |
| Non-Designated Heritage Assets      | 5                                                                                                                                                 | Site does not contain any non-designated heritage assets                                                                                                                           |    |                         |  |
| Archaeological Assets               | 5                                                                                                                                                 | Site is not thought to contain any assets of archaeological interest                                                                                                               |    |                         |  |
| Minerals & Waste Constraints        | 5                                                                                                                                                 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |    |                         |  |
| Defined Open Space                  | 5                                                                                                                                                 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |    |                         |  |
| Green Belt & Green Wedge            | 0                                                                                                                                                 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                      |    |                         |  |
| Land Classification                 | 0                                                                                                                                                 | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |    |                         |  |
| Protected Natural Features          | 0                                                                                                                                                 | Site partially or wholly comprises of one or more protected natural features                                                                                                       |    |                         |  |
| Flood Risk Constraints              | 5                                                                                                                                                 | Site is wholly within Flood Zone 1                                                                                                                                                 |    |                         |  |
| Air Quality Management Areas        | 5                                                                                                                                                 | Site is in excess of 500m from a designated AQMA                                                                                                                                   |    |                         |  |
| Ground Condition Constraints        | 5                                                                                                                                                 | Ground treatment is not expected to be required                                                                                                                                    |    |                         |  |
| Neighbouring Constraints            | 5                                                                                                                                                 | Site has no neighbouring constraints                                                                                                                                               |    |                         |  |
| Proximity to Key Services           | 3                                                                                                                                                 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                       |    |                         |  |
| Community Facilities                | 5                                                                                                                                                 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |    |                         |  |
| Comments on Suitability             | Adjacent to DSB. In range of bus stops. Vehicular access from Meadowgate. TPO/2001/105 borders the north western edge of the site (Woodland TPO). |                                                                                                                                                                                    |    |                         |  |
| <b>Availability Criteria:</b>       |                                                                                                                                                   | <b>Availability Rating:</b>                                                                                                                                                        |    | <b>Green</b>            |  |
| Land Ownership                      | 5                                                                                                                                                 | Held by developer/willing owner/public sector                                                                                                                                      |    |                         |  |
| Land Condition                      | 5                                                                                                                                                 | Vacant land & buildings                                                                                                                                                            |    |                         |  |
| Legal Constraints                   | 5                                                                                                                                                 | Site does not face any known legal issues                                                                                                                                          |    |                         |  |
| Planning Permission or Allocation   | N/A                                                                                                                                               |                                                                                                                                                                                    |    |                         |  |
| Comments on Availability            |                                                                                                                                                   |                                                                                                                                                                                    |    |                         |  |
| <b>Achievability Criteria:</b>      |                                                                                                                                                   | <b>Achievability Rating:</b>                                                                                                                                                       |    | <b>Green</b>            |  |
| Viability                           | 5                                                                                                                                                 | Development is likely viable                                                                                                                                                       |    |                         |  |
| Timescale for Deliverability        | 5                                                                                                                                                 | Up to 5 years                                                                                                                                                                      |    |                         |  |
| Comments on Achievability           |                                                                                                                                                   |                                                                                                                                                                                    |    |                         |  |

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| SHELAA Reference: 21SHELAA27      |                                                                                                                                                | RAG Rating:                                                                                                                                                                                                                                                            | Amber                 | 01 November 2025 |
| Site Address:                     | Land East Of St Cleres Cottages, Main Road, Danbury, Chelmsford                                                                                |                                                                                                                                                                                                                                                                        |                       |                  |
| Parish:                           | Danbury                                                                                                                                        | Total Score:                                                                                                                                                                                                                                                           | 95                    |                  |
| Developable Site Area (ha):       | 0.57                                                                                                                                           | Reason for discounted areas:                                                                                                                                                                                                                                           |                       |                  |
| Potential Yield:                  | 11                                                                                                                                             | Typology:                                                                                                                                                                                                                                                              | 5                     |                  |
| Proposed Use:                     | Residential                                                                                                                                    | Comments on the size of site:                                                                                                                                                                                                                                          |                       |                  |
| Suitability Criteria:             |                                                                                                                                                |                                                                                                                                                                                                                                                                        | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                              | Site is outside of any existing/proposed employment allocation                                                                                                                                                                                                         |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                              | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                                                                                     |                       |                  |
| Proximity to the Workplace        | 0                                                                                                                                              | Site is in excess of 2km walking distance of an employment allocation                                                                                                                                                                                                  |                       |                  |
| Public Transport                  | 5                                                                                                                                              | Site is within 400m walking distance of one or more services                                                                                                                                                                                                           |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                              | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                                                                                 |                       |                  |
| Vehicle Access                    | 5                                                                                                                                              | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                                                                                       |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                            |                                                                                                                                                                                                                                                                        |                       |                  |
| Designated Heritage Assets        | 3                                                                                                                                              | Site is adjacent to one or more designated heritage assets                                                                                                                                                                                                             |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                              | Site does not contain any non-designated heritage assets                                                                                                                                                                                                               |                       |                  |
| Archaeological Assets             | 5                                                                                                                                              | Site is not thought to contain any assets of archaeological interest                                                                                                                                                                                                   |                       |                  |
| Minerals & Waste Constraints      | 0                                                                                                                                              | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development |                       |                  |
| Defined Open Space                | 5                                                                                                                                              | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                                                                                       |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                              | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                                                                                    |                       |                  |
| Land Classification               | 0                                                                                                                                              | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                                                                           |                       |                  |
| Protected Natural Features        | 3                                                                                                                                              | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature                                                         |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                              | Site is wholly within Flood Zone 1                                                                                                                                                                                                                                     |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                              | Site is in excess of 500m from a designated AQMA                                                                                                                                                                                                                       |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                              | Ground treatment is not expected to be required                                                                                                                                                                                                                        |                       |                  |
| Neighbouring Constraints          | 0                                                                                                                                              | Site has neighbouring constraints with no potential for mitigation                                                                                                                                                                                                     |                       |                  |
| Proximity to Key Services         | 0                                                                                                                                              | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                                                                                                                |                       |                  |
| Community Facilities              | 5                                                                                                                                              | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                                                                      |                       |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Vehicular access from Main Road. Adjacent Grade II listed buliding. Within 100m of Danbury Park (LoWS). |                                                                                                                                                                                                                                                                        |                       |                  |
| Availability Criteria:            |                                                                                                                                                |                                                                                                                                                                                                                                                                        | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                              | Held by developer/willing owner/public sector                                                                                                                                                                                                                          |                       |                  |
| Land Condition                    | 5                                                                                                                                              | Vacant land & buildings                                                                                                                                                                                                                                                |                       |                  |
| Legal Constraints                 | 5                                                                                                                                              | Site does not face any known legal issues                                                                                                                                                                                                                              |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                            |                                                                                                                                                                                                                                                                        |                       |                  |
| Comments on Availability          |                                                                                                                                                |                                                                                                                                                                                                                                                                        |                       |                  |
| Achievability Criteria:           |                                                                                                                                                |                                                                                                                                                                                                                                                                        | Achievability Rating: | Yellow           |
| Viability                         | 5                                                                                                                                              | Development is likely viable                                                                                                                                                                                                                                           |                       |                  |
| Timescale for Deliverability      | 4                                                                                                                                              | Over 5 years                                                                                                                                                                                                                                                           |                       |                  |
| Comments on Achievability         |                                                                                                                                                |                                                                                                                                                                                                                                                                        |                       |                  |

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| SHELAA Reference: 21SHELAA30      |                                                                                                                                                      | RAG Rating:                                                                                                                                                                                                    | Amber                 | 01 November 2025 |
| Site Address:                     | Jackletts Farm, Slough Road, Danbury, Chelmsford, Essex, CM3 4LX                                                                                     |                                                                                                                                                                                                                |                       |                  |
| Parish:                           | Danbury                                                                                                                                              | Total Score:                                                                                                                                                                                                   | 83                    |                  |
| Developable Site Area (ha):       | 1.12                                                                                                                                                 | Reason for discounted areas:                                                                                                                                                                                   |                       |                  |
| Potential Yield:                  | 0                                                                                                                                                    | Typology:                                                                                                                                                                                                      | 33+36                 |                  |
| Proposed Use:                     | Employment                                                                                                                                           | Comments on the size of site:                                                                                                                                                                                  |                       |                  |
| Suitability Criteria:             |                                                                                                                                                      |                                                                                                                                                                                                                | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | N/A                                                                                                                                                  |                                                                                                                                                                                                                |                       |                  |
| Impact on Retail Areas            | N/A                                                                                                                                                  |                                                                                                                                                                                                                |                       |                  |
| Proximity to the Workplace        | N/A                                                                                                                                                  |                                                                                                                                                                                                                |                       |                  |
| Public Transport                  | 0                                                                                                                                                    | Site is in excess of 400m walking distance from all services                                                                                                                                                   |                       |                  |
| PROW and Cycling Connectivity     | 0                                                                                                                                                    | Site is not connected to either an existing PROW or cycle network                                                                                                                                              |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                    | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |                       |                  |
| Strategic Road Access             | 0                                                                                                                                                    | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road                                                                         |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                                                    | Site does not contain any designated heritage assets                                                                                                                                                           |                       |                  |
| Non-Designated Heritage Assets    | 3                                                                                                                                                    | Site is adjacent to one or more non-designated heritage assets                                                                                                                                                 |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                    | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                    | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |                       |                  |
| Defined Open Space                | 5                                                                                                                                                    | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                    | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                            |                       |                  |
| Land Classification               | 5                                                                                                                                                    | Site is predominantly Previously Developed Land                                                                                                                                                                |                       |                  |
| Protected Natural Features        | 3                                                                                                                                                    | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                    | Site is wholly within Flood Zone 1                                                                                                                                                                             |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                    | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                                    | Ground treatment is not expected to be required                                                                                                                                                                |                       |                  |
| Neighbouring Constraints          | N/A                                                                                                                                                  |                                                                                                                                                                                                                |                       |                  |
| Proximity to Key Services         | N/A                                                                                                                                                  |                                                                                                                                                                                                                |                       |                  |
| Community Facilities              | 5                                                                                                                                                    | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                              |                       |                  |
| Comments on Suitability           | Outside of DSB. Vehicular access from Slough Road. Adjacent to Protected Lane. Within 100m of Slough house Wood (LoWS) and Ancient Woodland, ID 857. |                                                                                                                                                                                                                |                       |                  |
| Availability Criteria:            |                                                                                                                                                      |                                                                                                                                                                                                                | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                                    | Held by developer/willing owner/public sector                                                                                                                                                                  |                       |                  |
| Land Condition                    | 2                                                                                                                                                    | Established multiple uses                                                                                                                                                                                      |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                    | Site does not face any known legal issues                                                                                                                                                                      |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                  |                                                                                                                                                                                                                |                       |                  |
| Comments on Availability          | Site currently in use for other purposes.                                                                                                            |                                                                                                                                                                                                                |                       |                  |
| Achievability Criteria:           |                                                                                                                                                      |                                                                                                                                                                                                                | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                    | Development is likely viable                                                                                                                                                                                   |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                    | Up to 5 years                                                                                                                                                                                                  |                       |                  |
| Comments on Achievability         |                                                                                                                                                      |                                                                                                                                                                                                                |                       |                  |

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| SHELAA Reference: 21SHELAA33      |                                                                                                              | RAG Rating:                                                                                                                                                                          | Amber                 | 01 November 2025 |
| Site Address:                     | Land South East Of Baileys Cottage, Chatham Green, Little Waltham, Chelmsford, Essex                         |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Little Waltham                                                                                               | Total Score:                                                                                                                                                                         | 111                   |                  |
| Developable Site Area (ha):       | 1.45                                                                                                         | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 32                                                                                                           | Typology:                                                                                                                                                                            | 3                     |                  |
| Proposed Use:                     | Residential                                                                                                  | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                              |                                                                                                                                                                                      | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                            | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                            | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                                                            | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 5                                                                                                            | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                            | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                                                            | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                          |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 5                                                                                                            | Site does not contain any designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                            | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                                                            | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                            | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                                                            | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                            | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 0                                                                                                            | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 5                                                                                                            | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |                       |                  |
| Flood Risk Constraints            | 5                                                                                                            | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                            | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                                                            | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                                                            | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 0                                                                                                            | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                       |                  |
| Community Facilities              | 3                                                                                                            | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Vehicular access available from track in adjacent to Baileys Cottage. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                              |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                            | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 3                                                                                                            | Low intensity land uses                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                                            | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                          |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          | Site currently in use for other purposes.                                                                    |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                              |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                            | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                            | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                              |                                                                                                                                                                                      |                       |                  |



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| SHELAA Reference: 21SHELAA41      |                                                                                                                                                                                          | RAG Rating:                                                                                                                                                                                                    | Amber                                                       | 01 November 2025 |
| Site Address:                     | Land Adjacent Reeds Spring, Roxwell Road, Writtle, Chelmsford, Essex                                                                                                                     |                                                                                                                                                                                                                |                                                             |                  |
| Parish:                           | Roxwell                                                                                                                                                                                  | Total Score:                                                                                                                                                                                                   | 100                                                         |                  |
| Developable Site Area (ha):       | 42.53                                                                                                                                                                                    | Reason for discounted areas:                                                                                                                                                                                   |                                                             |                  |
| Potential Yield:                  | 677                                                                                                                                                                                      | Typology:                                                                                                                                                                                                      | 26                                                          |                  |
| Proposed Use:                     | Mixed Use                                                                                                                                                                                | Comments on the size of site:                                                                                                                                                                                  | Size of site is potentially suitable for all employment use |                  |
| Suitability Criteria:             |                                                                                                                                                                                          |                                                                                                                                                                                                                | Suitability Rating:                                         | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                                        | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |                                                             |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                        | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |                                                             |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                        | Site is within 2km walking distance of an employment allocation                                                                                                                                                |                                                             |                  |
| Public Transport                  | 5                                                                                                                                                                                        | Site is within 400m walking distance of one or more services                                                                                                                                                   |                                                             |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                        | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                         |                                                             |                  |
| Vehicle Access                    | 5                                                                                                                                                                                        | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |                                                             |                  |
| Strategic Road Access             | 4                                                                                                                                                                                        | Site has direct access to or is adjacent to a primary road network                                                                                                                                             |                                                             |                  |
| Designated Heritage Assets        | 3                                                                                                                                                                                        | Site is adjacent to one or more designated heritage assets                                                                                                                                                     |                                                             |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                        | Site does not contain any non-designated heritage assets                                                                                                                                                       |                                                             |                  |
| Archaeological Assets             | 5                                                                                                                                                                                        | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                                                             |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                        | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |                                                             |                  |
| Defined Open Space                | 5                                                                                                                                                                                        | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |                                                             |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                        | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                            |                                                             |                  |
| Land Classification               | 0                                                                                                                                                                                        | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                   |                                                             |                  |
| Protected Natural Features        | 3                                                                                                                                                                                        | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                                                             |                  |
| Flood Risk Constraints            | 2                                                                                                                                                                                        | Up to 25% of the site area is within Flood Zone 3                                                                                                                                                              |                                                             |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                        | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                                                             |                  |
| Ground Condition Constraints      | 3                                                                                                                                                                                        | Ground treatment is expected to be required on part of the site                                                                                                                                                |                                                             |                  |
| Neighbouring Constraints          | 0                                                                                                                                                                                        | Site has neighbouring constraints with no potential for mitigation                                                                                                                                             |                                                             |                  |
| Proximity to Key Services         | 0                                                                                                                                                                                        | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                                                        |                                                             |                  |
| Community Facilities              | 3                                                                                                                                                                                        | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                           |                                                             |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Vehicular access from A1060. Adjacent to Grade II listed building. Within 100m of TPOs. Boyton Cross Historic Landfill on western corner of site. |                                                                                                                                                                                                                |                                                             |                  |
| Availability Criteria:            |                                                                                                                                                                                          |                                                                                                                                                                                                                | Availability Rating:                                        | Green            |
| Land Ownership                    | 3                                                                                                                                                                                        | Promoter has an option to purchase site or collaborate with existing owner                                                                                                                                     |                                                             |                  |
| Land Condition                    | 5                                                                                                                                                                                        | Vacant land & buildings                                                                                                                                                                                        |                                                             |                  |
| Legal Constraints                 | 5                                                                                                                                                                                        | Site does not face any known legal issues                                                                                                                                                                      |                                                             |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                      |                                                                                                                                                                                                                |                                                             |                  |
| Comments on Availability          |                                                                                                                                                                                          |                                                                                                                                                                                                                |                                                             |                  |
| Achievability Criteria:           |                                                                                                                                                                                          |                                                                                                                                                                                                                | Achievability Rating:                                       | Yellow           |
| Viability                         | 5                                                                                                                                                                                        | Development is likely viable                                                                                                                                                                                   |                                                             |                  |
| Timescale for Deliverability      | 4                                                                                                                                                                                        | Over 5 years                                                                                                                                                                                                   |                                                             |                  |
| Comments on Achievability         |                                                                                                                                                                                          |                                                                                                                                                                                                                |                                                             |                  |

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| SHELAA Reference: 21SHELAA42      |                                                                                                                                                                              | RAG Rating:                                                                                                                                                                                                    | Amber                           | 01 November 2025 |
| Site Address:                     | Land East Of Imbirds Yard, Souther Cross Road, Good Easter, Chelmsford, Essex                                                                                                |                                                                                                                                                                                                                |                                 |                  |
| Parish:                           | Good Easter                                                                                                                                                                  | Total Score:                                                                                                                                                                                                   | 99                              |                  |
| Developable Site Area (ha):       | 6.63                                                                                                                                                                         | Reason for discounted areas:                                                                                                                                                                                   | Sewage Pumping Station (0.03ha) |                  |
| Potential Yield:                  | 114                                                                                                                                                                          | Typology:                                                                                                                                                                                                      | 2                               |                  |
| Proposed Use:                     | Residential                                                                                                                                                                  | Comments on the size of site:                                                                                                                                                                                  |                                 |                  |
| Suitability Criteria:             |                                                                                                                                                                              |                                                                                                                                                                                                                | Suitability Rating:             | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                            | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |                                 |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                            | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |                                 |                  |
| Proximity to the Workplace        | 0                                                                                                                                                                            | Site is in excess of 2km walking distance of an employment allocation                                                                                                                                          |                                 |                  |
| Public Transport                  | 5                                                                                                                                                                            | Site is within 400m walking distance of one or more services                                                                                                                                                   |                                 |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                            | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                         |                                 |                  |
| Vehicle Access                    | 5                                                                                                                                                                            | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |                                 |                  |
| Strategic Road Access             | N/A                                                                                                                                                                          |                                                                                                                                                                                                                |                                 |                  |
| Designated Heritage Assets        | 0                                                                                                                                                                            | Site contains one or more designated heritage assets                                                                                                                                                           |                                 |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                            | Site does not contain any non-designated heritage assets                                                                                                                                                       |                                 |                  |
| Archaeological Assets             | 5                                                                                                                                                                            | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                                 |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                            | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |                                 |                  |
| Defined Open Space                | 5                                                                                                                                                                            | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |                                 |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                            | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                            |                                 |                  |
| Land Classification               | 0                                                                                                                                                                            | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                   |                                 |                  |
| Protected Natural Features        | 3                                                                                                                                                                            | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                                 |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                            | Site is wholly within Flood Zone 1                                                                                                                                                                             |                                 |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                            | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                                 |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                            | Ground treatment is not expected to be required                                                                                                                                                                |                                 |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                            | Site has no neighbouring constraints                                                                                                                                                                           |                                 |                  |
| Proximity to Key Services         | 0                                                                                                                                                                            | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                                                        |                                 |                  |
| Community Facilities              | 3                                                                                                                                                                            | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                           |                                 |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Vehicular access via Souther Cross Road. Covers part of Conservation Area. Adjacent to Grade II Listed Building. Within 100m of TPO. |                                                                                                                                                                                                                |                                 |                  |
| Availability Criteria:            |                                                                                                                                                                              |                                                                                                                                                                                                                | Availability Rating:            | Green            |
| Land Ownership                    | 5                                                                                                                                                                            | Held by developer/willing owner/public sector                                                                                                                                                                  |                                 |                  |
| Land Condition                    | 3                                                                                                                                                                            | Low intensity land uses                                                                                                                                                                                        |                                 |                  |
| Legal Constraints                 | 5                                                                                                                                                                            | Site does not face any known legal issues                                                                                                                                                                      |                                 |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                          |                                                                                                                                                                                                                |                                 |                  |
| Comments on Availability          | Site currently in use for other purposes.                                                                                                                                    |                                                                                                                                                                                                                |                                 |                  |
| Achievability Criteria:           |                                                                                                                                                                              |                                                                                                                                                                                                                | Achievability Rating:           | Green            |
| Viability                         | 5                                                                                                                                                                            | Development is likely viable                                                                                                                                                                                   |                                 |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                            | Up to 5 years                                                                                                                                                                                                  |                                 |                  |
| Comments on Achievability         |                                                                                                                                                                              |                                                                                                                                                                                                                |                                 |                  |

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| SHELAA Reference: 21SHELAA43      |                                                                                                        | RAG Rating:                                                                                                                                                                                                    | Green                 | 01 November 2025 |
| Site Address:                     | Land North East Of Little Fields, Danbury, Chelmsford, Essex                                           |                                                                                                                                                                                                                |                       |                  |
| Parish:                           | Danbury                                                                                                | Total Score:                                                                                                                                                                                                   | 107                   |                  |
| Developable Site Area (ha):       | 1.15                                                                                                   | Reason for discounted areas:                                                                                                                                                                                   |                       |                  |
| Potential Yield:                  | 22                                                                                                     | Typology:                                                                                                                                                                                                      | 4                     |                  |
| Proposed Use:                     | Residential                                                                                            | Comments on the size of site:                                                                                                                                                                                  |                       |                  |
| Suitability Criteria:             |                                                                                                        |                                                                                                                                                                                                                | Suitability Rating:   | Green            |
| Proximity to Employment Areas     | 5                                                                                                      | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |                       |                  |
| Impact on Retail Areas            | 5                                                                                                      | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |                       |                  |
| Proximity to the Workplace        | 5                                                                                                      | Site is within 2km walking distance of an employment allocation                                                                                                                                                |                       |                  |
| Public Transport                  | 5                                                                                                      | Site is within 400m walking distance of one or more services                                                                                                                                                   |                       |                  |
| PROW and Cycling Connectivity     | 0                                                                                                      | Site is not connected to either an existing PROW or cycle network                                                                                                                                              |                       |                  |
| Vehicle Access                    | 5                                                                                                      | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |                       |                  |
| Strategic Road Access             | N/A                                                                                                    |                                                                                                                                                                                                                |                       |                  |
| Designated Heritage Assets        | 5                                                                                                      | Site does not contain any designated heritage assets                                                                                                                                                           |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                      | Site does not contain any non-designated heritage assets                                                                                                                                                       |                       |                  |
| Archaeological Assets             | 5                                                                                                      | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                      | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |                       |                  |
| Defined Open Space                | 5                                                                                                      | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                      | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                            |                       |                  |
| Land Classification               | 0                                                                                                      | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                   |                       |                  |
| Protected Natural Features        | 3                                                                                                      | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                       |                  |
| Flood Risk Constraints            | 5                                                                                                      | Site is wholly within Flood Zone 1                                                                                                                                                                             |                       |                  |
| Air Quality Management Areas      | 5                                                                                                      | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                       |                  |
| Ground Condition Constraints      | 5                                                                                                      | Ground treatment is not expected to be required                                                                                                                                                                |                       |                  |
| Neighbouring Constraints          | 5                                                                                                      | Site has no neighbouring constraints                                                                                                                                                                           |                       |                  |
| Proximity to Key Services         | 3                                                                                                      | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                                                   |                       |                  |
| Community Facilities              | 3                                                                                                      | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                           |                       |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Access via private gate off Little Fields. Within 100m of TPO. |                                                                                                                                                                                                                |                       |                  |
| Availability Criteria:            |                                                                                                        |                                                                                                                                                                                                                | Availability Rating:  | Green            |
| Land Ownership                    | 3                                                                                                      | Promoter has an option to purchase site or collaborate with existing owner                                                                                                                                     |                       |                  |
| Land Condition                    | 5                                                                                                      | Vacant land & buildings                                                                                                                                                                                        |                       |                  |
| Legal Constraints                 | 5                                                                                                      | Site does not face any known legal issues                                                                                                                                                                      |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                    |                                                                                                                                                                                                                |                       |                  |
| Comments on Availability          |                                                                                                        |                                                                                                                                                                                                                |                       |                  |
| Achievability Criteria:           |                                                                                                        |                                                                                                                                                                                                                | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                      | Development is likely viable                                                                                                                                                                                   |                       |                  |
| Timescale for Deliverability      | 5                                                                                                      | Up to 5 years                                                                                                                                                                                                  |                       |                  |
| Comments on Achievability         |                                                                                                        |                                                                                                                                                                                                                |                       |                  |

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| SHELAA Reference: 21SHELAA46      |                                                                                    | RAG Rating:                                                                                                                                                                                                    | Amber                 | 01 November 2025 |
| Site Address:                     | Land South Of Corner Cottage, Woodhill Road, Danbury, Chelmsford, Essex            |                                                                                                                                                                                                                |                       |                  |
| Parish:                           | Danbury                                                                            | Total Score:                                                                                                                                                                                                   | 103                   |                  |
| Developable Site Area (ha):       | 0.17                                                                               | Reason for discounted areas:                                                                                                                                                                                   |                       |                  |
| Potential Yield:                  | 5                                                                                  | Typology:                                                                                                                                                                                                      | 18                    |                  |
| Proposed Use:                     | Residential                                                                        | Comments on the size of site:                                                                                                                                                                                  |                       |                  |
| Suitability Criteria:             |                                                                                    |                                                                                                                                                                                                                | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                  | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |                       |                  |
| Impact on Retail Areas            | 5                                                                                  | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |                       |                  |
| Proximity to the Workplace        | 0                                                                                  | Site is in excess of 2km walking distance of an employment allocation                                                                                                                                          |                       |                  |
| Public Transport                  | 5                                                                                  | Site is within 400m walking distance of one or more services                                                                                                                                                   |                       |                  |
| PROW and Cycling Connectivity     | 0                                                                                  | Site is not connected to either an existing PROW or cycle network                                                                                                                                              |                       |                  |
| Vehicle Access                    | 5                                                                                  | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |                       |                  |
| Strategic Road Access             | N/A                                                                                |                                                                                                                                                                                                                |                       |                  |
| Designated Heritage Assets        | 5                                                                                  | Site does not contain any designated heritage assets                                                                                                                                                           |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                  | Site does not contain any non-designated heritage assets                                                                                                                                                       |                       |                  |
| Archaeological Assets             | 5                                                                                  | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                  | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |                       |                  |
| Defined Open Space                | 5                                                                                  | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                  | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                            |                       |                  |
| Land Classification               | 0                                                                                  | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                   |                       |                  |
| Protected Natural Features        | 3                                                                                  | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                       |                  |
| Flood Risk Constraints            | 5                                                                                  | Site is wholly within Flood Zone 1                                                                                                                                                                             |                       |                  |
| Air Quality Management Areas      | 5                                                                                  | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                       |                  |
| Ground Condition Constraints      | 5                                                                                  | Ground treatment is not expected to be required                                                                                                                                                                |                       |                  |
| Neighbouring Constraints          | 5                                                                                  | Site has no neighbouring constraints                                                                                                                                                                           |                       |                  |
| Proximity to Key Services         | 0                                                                                  | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                                                        |                       |                  |
| Community Facilities              | 5                                                                                  | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                              |                       |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Within 100m of Danbury Country Park (LoWS). |                                                                                                                                                                                                                |                       |                  |
| Availability Criteria:            |                                                                                    |                                                                                                                                                                                                                | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                  | Held by developer/willing owner/public sector                                                                                                                                                                  |                       |                  |
| Land Condition                    | 5                                                                                  | Vacant land & buildings                                                                                                                                                                                        |                       |                  |
| Legal Constraints                 | 5                                                                                  | Site does not face any known legal issues                                                                                                                                                                      |                       |                  |
| Planning Permission or Allocation | N/A                                                                                |                                                                                                                                                                                                                |                       |                  |
| Comments on Availability          |                                                                                    |                                                                                                                                                                                                                |                       |                  |
| Achievability Criteria:           |                                                                                    |                                                                                                                                                                                                                | Achievability Rating: | Green            |
| Viability                         | 5                                                                                  | Development is likely viable                                                                                                                                                                                   |                       |                  |
| Timescale for Deliverability      | 5                                                                                  | Up to 5 years                                                                                                                                                                                                  |                       |                  |
| Comments on Achievability         |                                                                                    |                                                                                                                                                                                                                |                       |                  |

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| SHELAA Reference: 21SHELAA47      |                                                                                | RAG Rating:                                                                                                                                                                        | Amber                 | 01 November 2025 |
| Site Address:                     | Land South Of Bakery Cottage, Chatham Green, Little Waltham, Chelmsford, Essex |                                                                                                                                                                                    |                       |                  |
| Parish:                           | Little Waltham                                                                 | Total Score:                                                                                                                                                                       | 104                   |                  |
| Developable Site Area (ha):       | 0.34                                                                           | Reason for discounted areas:                                                                                                                                                       |                       |                  |
| Potential Yield:                  | 10                                                                             | Typology:                                                                                                                                                                          | 17                    |                  |
| Proposed Use:                     | Residential                                                                    | Comments on the size of site:                                                                                                                                                      |                       |                  |
| Suitability Criteria:             |                                                                                |                                                                                                                                                                                    | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                              | Site is outside of any existing/proposed employment allocation                                                                                                                     |                       |                  |
| Impact on Retail Areas            | 5                                                                              | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |                       |                  |
| Proximity to the Workplace        | 5                                                                              | Site is within 2km walking distance of an employment allocation                                                                                                                    |                       |                  |
| Public Transport                  | 0                                                                              | Site is in excess of 400m walking distance from all services                                                                                                                       |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                              | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |                       |                  |
| Vehicle Access                    | 3                                                                              | There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site                                        |                       |                  |
| Strategic Road Access             | N/A                                                                            |                                                                                                                                                                                    |                       |                  |
| Designated Heritage Assets        | 3                                                                              | Site is adjacent to one or more designated heritage assets                                                                                                                         |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                              | Site does not contain any non-designated heritage assets                                                                                                                           |                       |                  |
| Archaeological Assets             | 3                                                                              | Site is thought to be adjacent to one or more assets of archaeological interest                                                                                                    |                       |                  |
| Minerals & Waste Constraints      | 5                                                                              | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |                       |                  |
| Defined Open Space                | 5                                                                              | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |                       |                  |
| Green Belt & Green Wedge          | 5                                                                              | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                |                       |                  |
| Land Classification               | 0                                                                              | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |                       |                  |
| Protected Natural Features        | 5                                                                              | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features           |                       |                  |
| Flood Risk Constraints            | 5                                                                              | Site is wholly within Flood Zone 1                                                                                                                                                 |                       |                  |
| Air Quality Management Areas      | 5                                                                              | Site is in excess of 500m from a designated AQMA                                                                                                                                   |                       |                  |
| Ground Condition Constraints      | 5                                                                              | Ground treatment is not expected to be required                                                                                                                                    |                       |                  |
| Neighbouring Constraints          | 5                                                                              | Site has no neighbouring constraints                                                                                                                                               |                       |                  |
| Proximity to Key Services         | 0                                                                              | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                            |                       |                  |
| Community Facilities              | 5                                                                              | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |                       |                  |
| Comments on Suitability           | Outside of DSB. Adjacent to Grade II Listed Buildings.                         |                                                                                                                                                                                    |                       |                  |
| Availability Criteria:            |                                                                                |                                                                                                                                                                                    | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                              | Held by developer/willing owner/public sector                                                                                                                                      |                       |                  |
| Land Condition                    | 5                                                                              | Vacant land & buildings                                                                                                                                                            |                       |                  |
| Legal Constraints                 | 5                                                                              | Site does not face any known legal issues                                                                                                                                          |                       |                  |
| Planning Permission or Allocation | N/A                                                                            |                                                                                                                                                                                    |                       |                  |
| Comments on Availability          |                                                                                |                                                                                                                                                                                    |                       |                  |
| Achievability Criteria:           |                                                                                |                                                                                                                                                                                    | Achievability Rating: | Green            |
| Viability                         | 5                                                                              | Development is likely viable                                                                                                                                                       |                       |                  |
| Timescale for Deliverability      | 5                                                                              | Up to 5 years                                                                                                                                                                      |                       |                  |
| Comments on Achievability         |                                                                                |                                                                                                                                                                                    |                       |                  |

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| SHELAA Reference: 21SHELAA48      |                                                                                                                     | RAG Rating:                                                                                                                                                                          | Amber                 | 01 November 2025 |
| Site Address:                     | Land North West Of Bowfield, Farmbridge End Road, Roxwell, Chelmsford, Essex                                        |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Roxwell                                                                                                             | Total Score:                                                                                                                                                                         | 111                   |                  |
| Developable Site Area (ha):       | 0.9                                                                                                                 | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 17                                                                                                                  | Typology:                                                                                                                                                                            | 4                     |                  |
| Proposed Use:                     | Residential                                                                                                         | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                     |                                                                                                                                                                                      | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                   | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                   | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                   | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 5                                                                                                                   | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                   | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                                                                   | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                 |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 3                                                                                                                   | Site is adjacent to one or more designated heritage assets                                                                                                                           |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                   | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                                                                   | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                   | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                                                                   | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                   | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 0                                                                                                                   | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 5                                                                                                                   | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                   | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                   | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                   | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                   | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 0                                                                                                                   | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                       |                  |
| Community Facilities              | 3                                                                                                                   | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Informal access at northern edge of site. Adjacent Grade II listed building. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                     |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                   | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 5                                                                                                                   | Vacant land & buildings                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                                                   | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                 |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          |                                                                                                                     |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                     |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                   | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                   | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                     |                                                                                                                                                                                      |                       |                  |

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| <b>SHELAA Reference: 21SHELAA49</b> |                                                                                                                                    | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Green</b> | <b>01 November 2025</b> |
| Site Address:                       | Kingsgate, Bicknacre Road, Bicknacre, Chelmsford, CM3 4ES                                                                          |                                                                                                                                                                                      |              |                         |
| Parish:                             | Bicknacre                                                                                                                          | Total Score:                                                                                                                                                                         | 106          |                         |
| Developable Site Area (ha):         | 1.33                                                                                                                               | Reason for discounted areas:                                                                                                                                                         |              |                         |
| Potential Yield:                    | 26                                                                                                                                 | Typology:                                                                                                                                                                            | 4            |                         |
| Proposed Use:                       | Residential                                                                                                                        | Comments on the size of site:                                                                                                                                                        |              |                         |
| <b>Suitability Criteria:</b>        |                                                                                                                                    | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Green</b> |                         |
| Proximity to Employment Areas       | 5                                                                                                                                  | Site is outside of any existing/proposed employment allocation                                                                                                                       |              |                         |
| Impact on Retail Areas              | 5                                                                                                                                  | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |              |                         |
| Proximity to the Workplace          | 0                                                                                                                                  | Site is in excess of 2km walking distance of an employment allocation                                                                                                                |              |                         |
| Public Transport                    | 5                                                                                                                                  | Site is within 400m walking distance of one or more services                                                                                                                         |              |                         |
| PROW and Cycling Connectivity       | 5                                                                                                                                  | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |              |                         |
| Vehicle Access                      | 5                                                                                                                                  | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |              |                         |
| Strategic Road Access               | N/A                                                                                                                                |                                                                                                                                                                                      |              |                         |
| Designated Heritage Assets          | 5                                                                                                                                  | Site does not contain any designated heritage assets                                                                                                                                 |              |                         |
| Non-Designated Heritage Assets      | 5                                                                                                                                  | Site does not contain any non-designated heritage assets                                                                                                                             |              |                         |
| Archaeological Assets               | 5                                                                                                                                  | Site is not thought to contain any assets of archaeological interest                                                                                                                 |              |                         |
| Minerals & Waste Constraints        | 5                                                                                                                                  | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |              |                         |
| Defined Open Space                  | 5                                                                                                                                  | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |              |                         |
| Green Belt & Green Wedge            | 5                                                                                                                                  | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |              |                         |
| Land Classification                 | 0                                                                                                                                  | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |              |                         |
| Protected Natural Features          | 0                                                                                                                                  | Site partially or wholly comprises of one or more protected natural features                                                                                                         |              |                         |
| Flood Risk Constraints              | 5                                                                                                                                  | Site is wholly within Flood Zone 1                                                                                                                                                   |              |                         |
| Air Quality Management Areas        | 5                                                                                                                                  | Site is in excess of 500m from a designated AQMA                                                                                                                                     |              |                         |
| Ground Condition Constraints        | 5                                                                                                                                  | Ground treatment is not expected to be required                                                                                                                                      |              |                         |
| Neighbouring Constraints            | 5                                                                                                                                  | Site has no neighbouring constraints                                                                                                                                                 |              |                         |
| Proximity to Key Services           | 5                                                                                                                                  | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                        |              |                         |
| Community Facilities                | 3                                                                                                                                  | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |              |                         |
| Comments on Suitability             | Adjacent to DSB. In range of bus stops. Within 15m of a tree belt to the south covered by TPO/2014/025, some may be veteran trees. |                                                                                                                                                                                      |              |                         |
| <b>Availability Criteria:</b>       |                                                                                                                                    | <b>Availability Rating:</b>                                                                                                                                                          | <b>Green</b> |                         |
| Land Ownership                      | 5                                                                                                                                  | Held by developer/willing owner/public sector                                                                                                                                        |              |                         |
| Land Condition                      | 3                                                                                                                                  | Low intensity land uses                                                                                                                                                              |              |                         |
| Legal Constraints                   | 5                                                                                                                                  | Site does not face any known legal issues                                                                                                                                            |              |                         |
| Planning Permission or Allocation   | N/A                                                                                                                                |                                                                                                                                                                                      |              |                         |
| Comments on Availability            | Site currently in use for other purposes.                                                                                          |                                                                                                                                                                                      |              |                         |
| <b>Achievability Criteria:</b>      |                                                                                                                                    | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b> |                         |
| Viability                           | 5                                                                                                                                  | Development is likely viable                                                                                                                                                         |              |                         |
| Timescale for Deliverability        | 5                                                                                                                                  | Up to 5 years                                                                                                                                                                        |              |                         |
| Comments on Achievability           |                                                                                                                                    |                                                                                                                                                                                      |              |                         |



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| SHELAA Reference: 21SHELAA50      |                                                                                                                                                                                      | RAG Rating:                                                                                                                                                                          | Amber                 | 01 November 2025 |
| Site Address:                     | Land West Of Twitty Fee, Danbury, Chelmsford, Essex                                                                                                                                  |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Danbury                                                                                                                                                                              | Total Score:                                                                                                                                                                         | 109                   |                  |
| Developable Site Area (ha):       | 3.62                                                                                                                                                                                 | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 71                                                                                                                                                                                   | Typology:                                                                                                                                                                            | 3                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                                          | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                      |                                                                                                                                                                                      | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                                    | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                    | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                    | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 0                                                                                                                                                                                    | Site is in excess of 400m walking distance from all services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                    | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                    | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                  |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                                                                                    | Site does not contain any designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 3                                                                                                                                                                                    | Site is adjacent to one or more non-designated heritage assets                                                                                                                       |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                                    | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                    | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                                    | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                    | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 3                                                                                                                                                                                    | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use                                   |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                                    | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                    | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                    | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                    | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                    | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 5                                                                                                                                                                                    | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                        |                       |                  |
| Community Facilities              | 3                                                                                                                                                                                    | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Outside of DSB. Vehicular access from Runsell Lane. Adjacent to a Protected Lane. Site within 15m of Woodland TPOs to the north west, TPO/1981/002, which may contain veteran trees. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                      |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                                                                    | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 5                                                                                                                                                                                    | Vacant land & buildings                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                                    | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                  |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          |                                                                                                                                                                                      |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                      |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                                    | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                    | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                      |                                                                                                                                                                                      |                       |                  |

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| SHELAA Reference: 21SHELAA51      |                                                                                                                                   | RAG Rating:                                                                                                                                                                                                    | Red                   | 01 November 2025 |
| Site Address:                     | Field Rear Of 7 To 8 The Greenway, Runwell, Wickford, Essex                                                                       |                                                                                                                                                                                                                |                       |                  |
| Parish:                           | Runwell                                                                                                                           | Total Score:                                                                                                                                                                                                   | 104                   |                  |
| Developable Site Area (ha):       | 0.35                                                                                                                              | Reason for discounted areas:                                                                                                                                                                                   |                       |                  |
| Potential Yield:                  | 11                                                                                                                                | Typology:                                                                                                                                                                                                      | 17                    |                  |
| Proposed Use:                     | Residential                                                                                                                       | Comments on the size of site:                                                                                                                                                                                  |                       |                  |
| Suitability Criteria:             |                                                                                                                                   |                                                                                                                                                                                                                | Suitability Rating:   | Red              |
| Proximity to Employment Areas     | 5                                                                                                                                 | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |                       |                  |
| Proximity to the Workplace        | 0                                                                                                                                 | Site is in excess of 2km walking distance of an employment allocation                                                                                                                                          |                       |                  |
| Public Transport                  | 5                                                                                                                                 | Site is within 400m walking distance of one or more services                                                                                                                                                   |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                 | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                         |                       |                  |
| Vehicle Access                    | 5                                                                                                                                 | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |                       |                  |
| Strategic Road Access             | N/A                                                                                                                               |                                                                                                                                                                                                                |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                                 | Site does not contain any designated heritage assets                                                                                                                                                           |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                 | Site does not contain any non-designated heritage assets                                                                                                                                                       |                       |                  |
| Archaeological Assets             | 5                                                                                                                                 | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |                       |                  |
| Defined Open Space                | 5                                                                                                                                 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |                       |                  |
| Green Belt & Green Wedge          | 0                                                                                                                                 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 3                                                                                                                                 | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use                                                             |                       |                  |
| Protected Natural Features        | 3                                                                                                                                 | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                 | Site is wholly within Flood Zone 1                                                                                                                                                                             |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                 | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                 | Ground treatment is not expected to be required                                                                                                                                                                |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                 | Site has no neighbouring constraints                                                                                                                                                                           |                       |                  |
| Proximity to Key Services         | 0                                                                                                                                 | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                                                        |                       |                  |
| Community Facilities              | 5                                                                                                                                 | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                              |                       |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Vehicular access via existing access rear of 7 The Greenway. Within 100m of TPO/2005/036. |                                                                                                                                                                                                                |                       |                  |
| Availability Criteria:            |                                                                                                                                   |                                                                                                                                                                                                                | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                 | Held by developer/willing owner/public sector                                                                                                                                                                  |                       |                  |
| Land Condition                    | 3                                                                                                                                 | Low intensity land uses                                                                                                                                                                                        |                       |                  |
| Legal Constraints                 | 5                                                                                                                                 | Site does not face any known legal issues                                                                                                                                                                      |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                               |                                                                                                                                                                                                                |                       |                  |
| Comments on Availability          | Site currently in use for other purposes.                                                                                         |                                                                                                                                                                                                                |                       |                  |
| Achievability Criteria:           |                                                                                                                                   |                                                                                                                                                                                                                | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                 | Development is likely viable                                                                                                                                                                                   |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                 | Up to 5 years                                                                                                                                                                                                  |                       |                  |
| Comments on Achievability         |                                                                                                                                   |                                                                                                                                                                                                                |                       |                  |

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| SHELAA Reference: 21SHELAA52      |                                                                                                                                                | RAG Rating:                                                                                                                                                                          | Amber                                                       | 01 November 2025 |
| Site Address:                     | Inspire House, Hollycroft, Great Baddow, Chelmsford, Essex, CM2 7FW                                                                            |                                                                                                                                                                                      |                                                             |                  |
| Parish:                           | Great Baddow                                                                                                                                   | Total Score:                                                                                                                                                                         | 103                                                         |                  |
| Developable Site Area (ha):       | 1.97                                                                                                                                           | Reason for discounted areas:                                                                                                                                                         |                                                             |                  |
| Potential Yield:                  | 44                                                                                                                                             | Typology:                                                                                                                                                                            | 3                                                           |                  |
| Proposed Use:                     | Mixed Use                                                                                                                                      | Comments on the size of site:                                                                                                                                                        | Size of site is potentially suitable for all employment use |                  |
| Suitability Criteria:             |                                                                                                                                                |                                                                                                                                                                                      | Suitability Rating:                                         | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                              | Site is outside of any existing/proposed employment allocation                                                                                                                       |                                                             |                  |
| Impact on Retail Areas            | 5                                                                                                                                              | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                                                             |                  |
| Proximity to the Workplace        | 5                                                                                                                                              | Site is within 2km walking distance of an employment allocation                                                                                                                      |                                                             |                  |
| Public Transport                  | 5                                                                                                                                              | Site is within 400m walking distance of one or more services                                                                                                                         |                                                             |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                              | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                                                             |                  |
| Vehicle Access                    | 5                                                                                                                                              | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                                                             |                  |
| Strategic Road Access             | 0                                                                                                                                              | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road                                               |                                                             |                  |
| Designated Heritage Assets        | 5                                                                                                                                              | Site does not contain any designated heritage assets                                                                                                                                 |                                                             |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                              | Site does not contain any non-designated heritage assets                                                                                                                             |                                                             |                  |
| Archaeological Assets             | 5                                                                                                                                              | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                                                             |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                              | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                                                             |                  |
| Defined Open Space                | 5                                                                                                                                              | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                                                             |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                              | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                                                             |                  |
| Land Classification               | 0                                                                                                                                              | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                                                             |                  |
| Protected Natural Features        | 0                                                                                                                                              | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                                                             |                  |
| Flood Risk Constraints            | 5                                                                                                                                              | Site is wholly within Flood Zone 1                                                                                                                                                   |                                                             |                  |
| Air Quality Management Areas      | 5                                                                                                                                              | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                                                             |                  |
| Ground Condition Constraints      | 5                                                                                                                                              | Ground treatment is not expected to be required                                                                                                                                      |                                                             |                  |
| Neighbouring Constraints          | 0                                                                                                                                              | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |                                                             |                  |
| Proximity to Key Services         | 3                                                                                                                                              | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |                                                             |                  |
| Community Facilities              | 3                                                                                                                                              | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                                                             |                  |
| Comments on Suitability           | Within Urban Area. In range of bus stops. Site within 15m of a tree belt to the north covered by TPO/2006/053. This may contain veteran trees. |                                                                                                                                                                                      |                                                             |                  |
| Availability Criteria:            |                                                                                                                                                |                                                                                                                                                                                      | Availability Rating:                                        | Green            |
| Land Ownership                    | 5                                                                                                                                              | Held by developer/willing owner/public sector                                                                                                                                        |                                                             |                  |
| Land Condition                    | 2                                                                                                                                              | Established multiple uses                                                                                                                                                            |                                                             |                  |
| Legal Constraints                 | 5                                                                                                                                              | Site does not face any known legal issues                                                                                                                                            |                                                             |                  |
| Planning Permission or Allocation | N/A                                                                                                                                            |                                                                                                                                                                                      |                                                             |                  |
| Comments on Availability          | Site currently in use for other purposes.                                                                                                      |                                                                                                                                                                                      |                                                             |                  |
| Achievability Criteria:           |                                                                                                                                                |                                                                                                                                                                                      | Achievability Rating:                                       | Green            |
| Viability                         | 5                                                                                                                                              | Development is likely viable                                                                                                                                                         |                                                             |                  |
| Timescale for Deliverability      | 5                                                                                                                                              | Up to 5 years                                                                                                                                                                        |                                                             |                  |
| Comments on Achievability         |                                                                                                                                                |                                                                                                                                                                                      |                                                             |                  |

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| <b>SHELAA Reference: 21SHELAA54</b> |                                                        | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                       | Haven Farm, Goat Hall Lane, Chelmsford, Essex, CM2 8PH |                                                                                                                                                                                      |              |                         |
| Parish:                             | Chelmsford                                             | Total Score:                                                                                                                                                                         | 88           |                         |
| Developable Site Area (ha):         | 1.08                                                   | Reason for discounted areas:                                                                                                                                                         |              |                         |
| Potential Yield:                    | 21                                                     | Typology:                                                                                                                                                                            | 4            |                         |
| Proposed Use:                       | Residential                                            | Comments on the size of site:                                                                                                                                                        |              |                         |
| <b>Suitability Criteria:</b>        |                                                        | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Red</b>   |                         |
| Proximity to Employment Areas       | 5                                                      | Site is outside of any existing/proposed employment allocation                                                                                                                       |              |                         |
| Impact on Retail Areas              | 5                                                      | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |              |                         |
| Proximity to the Workplace          | 0                                                      | Site is in excess of 2km walking distance of an employment allocation                                                                                                                |              |                         |
| Public Transport                    | 0                                                      | Site is in excess of 400m walking distance from all services                                                                                                                         |              |                         |
| PROW and Cycling Connectivity       | 0                                                      | Site is not connected to either an existing PROW or cycle network                                                                                                                    |              |                         |
| Vehicle Access                      | 5                                                      | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |              |                         |
| Strategic Road Access               | N/A                                                    |                                                                                                                                                                                      |              |                         |
| Designated Heritage Assets          | 5                                                      | Site does not contain any designated heritage assets                                                                                                                                 |              |                         |
| Non-Designated Heritage Assets      | 3                                                      | Site is adjacent to one or more non-designated heritage assets                                                                                                                       |              |                         |
| Archaeological Assets               | 5                                                      | Site is not thought to contain any assets of archaeological interest                                                                                                                 |              |                         |
| Minerals & Waste Constraints        | 5                                                      | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |              |                         |
| Defined Open Space                  | 5                                                      | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |              |                         |
| Green Belt & Green Wedge            | 0                                                      | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |              |                         |
| Land Classification                 | 0                                                      | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |              |                         |
| Protected Natural Features          | 5                                                      | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |              |                         |
| Flood Risk Constraints              | 5                                                      | Site is wholly within Flood Zone 1                                                                                                                                                   |              |                         |
| Air Quality Management Areas        | 5                                                      | Site is in excess of 500m from a designated AQMA                                                                                                                                     |              |                         |
| Ground Condition Constraints        | 5                                                      | Ground treatment is not expected to be required                                                                                                                                      |              |                         |
| Neighbouring Constraints            | 5                                                      | Site has no neighbouring constraints                                                                                                                                                 |              |                         |
| Proximity to Key Services           | 0                                                      | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |              |                         |
| Community Facilities                | 3                                                      | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |              |                         |
| Comments on Suitability             | Outside of DSB.                                        |                                                                                                                                                                                      |              |                         |
| <b>Availability Criteria:</b>       |                                                        | <b>Availability Rating:</b>                                                                                                                                                          | <b>Green</b> |                         |
| Land Ownership                      | 5                                                      | Held by developer/willing owner/public sector                                                                                                                                        |              |                         |
| Land Condition                      | 2                                                      | Established multiple uses                                                                                                                                                            |              |                         |
| Legal Constraints                   | 5                                                      | Site does not face any known legal issues                                                                                                                                            |              |                         |
| Planning Permission or Allocation   | N/A                                                    |                                                                                                                                                                                      |              |                         |
| Comments on Availability            | Site currently in use for other purposes.              |                                                                                                                                                                                      |              |                         |
| <b>Achievability Criteria:</b>      |                                                        | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b> |                         |
| Viability                           | 5                                                      | Development is likely viable                                                                                                                                                         |              |                         |
| Timescale for Deliverability        | 5                                                      | Up to 5 years                                                                                                                                                                        |              |                         |
| Comments on Achievability           |                                                        |                                                                                                                                                                                      |              |                         |

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| <b>SHELAA Reference: 21SHELAA57</b> |                                                                                                                                                                                                                     | <b>RAG Rating:</b>                                                                                                                                                                 | <b>Amber</b>                  | <b>01 November 2025</b> |
| Site Address:                       | Roxwell Quarry, Roxwell Road, Roxwell, Chelmsford, Essex, CM1 4LT                                                                                                                                                   |                                                                                                                                                                                    |                               |                         |
| Parish:                             | Roxwell                                                                                                                                                                                                             | Total Score:                                                                                                                                                                       | 80                            |                         |
| Developable Site Area (ha):         | 103.432                                                                                                                                                                                                             | Reason for discounted areas:                                                                                                                                                       | Gas Pipe and Buffer (1.708ha) |                         |
| Potential Yield:                    | 0                                                                                                                                                                                                                   | Typology:                                                                                                                                                                          | N/A                           |                         |
| Proposed Use:                       | Community Facility                                                                                                                                                                                                  | Comments on the size of site:                                                                                                                                                      |                               |                         |
| <b>Suitability Criteria:</b>        |                                                                                                                                                                                                                     | <b>Suitability Rating:</b>                                                                                                                                                         | <b>Amber</b>                  |                         |
| Proximity to Employment Areas       | 5                                                                                                                                                                                                                   | Site is outside of any existing/proposed employment allocation                                                                                                                     |                               |                         |
| Impact on Retail Areas              | 5                                                                                                                                                                                                                   | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |                               |                         |
| Proximity to the Workplace          | N/A                                                                                                                                                                                                                 |                                                                                                                                                                                    |                               |                         |
| Public Transport                    | 0                                                                                                                                                                                                                   | Site is in excess of 400m walking distance from all services                                                                                                                       |                               |                         |
| PROW and Cycling Connectivity       | 5                                                                                                                                                                                                                   | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |                               |                         |
| Vehicle Access                      | 5                                                                                                                                                                                                                   | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |                               |                         |
| Strategic Road Access               | N/A                                                                                                                                                                                                                 |                                                                                                                                                                                    |                               |                         |
| Designated Heritage Assets          | 3                                                                                                                                                                                                                   | Site is adjacent to one or more designated heritage assets                                                                                                                         |                               |                         |
| Non-Designated Heritage Assets      | 3                                                                                                                                                                                                                   | Site is adjacent to one or more non-designated heritage assets                                                                                                                     |                               |                         |
| Archaeological Assets               | 5                                                                                                                                                                                                                   | Site is not thought to contain any assets of archaeological interest                                                                                                               |                               |                         |
| Minerals & Waste Constraints        | 2                                                                                                                                                                                                                   | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment         |                               |                         |
| Defined Open Space                  | 5                                                                                                                                                                                                                   | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |                               |                         |
| Green Belt & Green Wedge            | 5                                                                                                                                                                                                                   | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                |                               |                         |
| Land Classification                 | 0                                                                                                                                                                                                                   | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |                               |                         |
| Protected Natural Features          | 0                                                                                                                                                                                                                   | Site partially or wholly comprises of one or more protected natural features                                                                                                       |                               |                         |
| Flood Risk Constraints              | 2                                                                                                                                                                                                                   | Up to 25% of the site area is within Flood Zone 3                                                                                                                                  |                               |                         |
| Air Quality Management Areas        | 5                                                                                                                                                                                                                   | Site is in excess of 500m from a designated AQMA                                                                                                                                   |                               |                         |
| Ground Condition Constraints        | 0                                                                                                                                                                                                                   | Ground treatment is expected to be required on the majority (90% or more) of the site                                                                                              |                               |                         |
| Neighbouring Constraints            | N/A                                                                                                                                                                                                                 |                                                                                                                                                                                    |                               |                         |
| Proximity to Key Services           | N/A                                                                                                                                                                                                                 |                                                                                                                                                                                    |                               |                         |
| Community Facilities                | 5                                                                                                                                                                                                                   | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |                               |                         |
| Comments on Suitability             | Outside of DSB. Partly within area of Scheduled Monument. Adjacent to grade II Listed Buildings. Adjacent to Local Listed Building. TPO/2001/042 within the site.SPC000860 Sand & Gravel Pit covers the whole site. |                                                                                                                                                                                    |                               |                         |
| <b>Availability Criteria:</b>       |                                                                                                                                                                                                                     | <b>Availability Rating:</b>                                                                                                                                                        | <b>Green</b>                  |                         |
| Land Ownership                      | 5                                                                                                                                                                                                                   | Held by developer/willing owner/public sector                                                                                                                                      |                               |                         |
| Land Condition                      | 5                                                                                                                                                                                                                   | Vacant land & buildings                                                                                                                                                            |                               |                         |
| Legal Constraints                   | 5                                                                                                                                                                                                                   | Site does not face any known legal issues                                                                                                                                          |                               |                         |
| Planning Permission or Allocation   | N/A                                                                                                                                                                                                                 |                                                                                                                                                                                    |                               |                         |
| Comments on Availability            |                                                                                                                                                                                                                     |                                                                                                                                                                                    |                               |                         |
| <b>Achievability Criteria:</b>      |                                                                                                                                                                                                                     | <b>Achievability Rating:</b>                                                                                                                                                       | <b>Green</b>                  |                         |
| Viability                           | 5                                                                                                                                                                                                                   | Development is likely viable                                                                                                                                                       |                               |                         |
| Timescale for Deliverability        | 5                                                                                                                                                                                                                   | Up to 5 years                                                                                                                                                                      |                               |                         |
| Comments on Achievability           |                                                                                                                                                                                                                     |                                                                                                                                                                                    |                               |                         |

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| SHELAA Reference: 21SHELAA59      |                                                                                                                                                                | RAG Rating:                                                                                                                                                                          | Amber                 | 01 November 2025 |
| Site Address:                     | Land North Of Field End, Sandon Hall Bridleway, Sandon, Chelmsford, Essex, CM2 7RL                                                                             |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Sandon                                                                                                                                                         | Total Score:                                                                                                                                                                         | 101                   |                  |
| Developable Site Area (ha):       | 1.27                                                                                                                                                           | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 24                                                                                                                                                             | Typology:                                                                                                                                                                            | 4                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                    | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                |                                                                                                                                                                                      | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                              | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                              | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 0                                                                                                                                                              | Site is in excess of 2km walking distance of an employment allocation                                                                                                                |                       |                  |
| Public Transport                  | 5                                                                                                                                                              | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                              | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                              | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                            |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                                                              | Site does not contain any designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                              | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                              | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                              | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                                                                                                              | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                              | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 0                                                                                                                                                              | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                              | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                              | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                              | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                                              | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                                              | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 0                                                                                                                                                              | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                       |                  |
| Community Facilities              | 3                                                                                                                                                              | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Vehicular access from track to north off Sandon Hall Bridleway. Woodland TPO/2024/018 covers the majority of the site. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                                                                |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 3                                                                                                                                                              | Promoter has an option to purchase site or collaborate with existing owner                                                                                                           |                       |                  |
| Land Condition                    | 5                                                                                                                                                              | Vacant land & buildings                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                              | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                            |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          |                                                                                                                                                                |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                              | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                              | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                                                                |                                                                                                                                                                                      |                       |                  |

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| SHELAA Reference: 21SHELAA60      |                                                                                                               | RAG Rating:                                                                                                                                                                                                                                                            | Amber                 | 01 November 2025 |
| Site Address:                     | Land North And South Of Peverels Farm, Domsey Lane, Little Waltham, Chelmsford, Essex                         |                                                                                                                                                                                                                                                                        |                       |                  |
| Parish:                           | Little Waltham                                                                                                | Total Score:                                                                                                                                                                                                                                                           | 86                    |                  |
| Developable Site Area (ha):       | 5.95                                                                                                          | Reason for discounted areas:                                                                                                                                                                                                                                           |                       |                  |
| Potential Yield:                  | 102                                                                                                           | Typology:                                                                                                                                                                                                                                                              | 2                     |                  |
| Proposed Use:                     | Residential                                                                                                   | Comments on the size of site:                                                                                                                                                                                                                                          |                       |                  |
| Suitability Criteria:             |                                                                                                               |                                                                                                                                                                                                                                                                        | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                             | Site is outside of any existing/proposed employment allocation                                                                                                                                                                                                         |                       |                  |
| Impact on Retail Areas            | 5                                                                                                             | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                                                                                     |                       |                  |
| Proximity to the Workplace        | 0                                                                                                             | Site is in excess of 2km walking distance of an employment allocation                                                                                                                                                                                                  |                       |                  |
| Public Transport                  | 0                                                                                                             | Site is in excess of 400m walking distance from all services                                                                                                                                                                                                           |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                             | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                                                                                 |                       |                  |
| Vehicle Access                    | 5                                                                                                             | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                                                                                       |                       |                  |
| Strategic Road Access             | N/A                                                                                                           |                                                                                                                                                                                                                                                                        |                       |                  |
| Designated Heritage Assets        | 0                                                                                                             | Site contains one or more designated heritage assets                                                                                                                                                                                                                   |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                             | Site does not contain any non-designated heritage assets                                                                                                                                                                                                               |                       |                  |
| Archaeological Assets             | 5                                                                                                             | Site is not thought to contain any assets of archaeological interest                                                                                                                                                                                                   |                       |                  |
| Minerals & Waste Constraints      | 0                                                                                                             | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development |                       |                  |
| Defined Open Space                | 5                                                                                                             | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                                                                                       |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                             | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                                                                                    |                       |                  |
| Land Classification               | 0                                                                                                             | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                                                                           |                       |                  |
| Protected Natural Features        | 0                                                                                                             | Site partially or wholly comprises of one or more protected natural features                                                                                                                                                                                           |                       |                  |
| Flood Risk Constraints            | 5                                                                                                             | Site is wholly within Flood Zone 1                                                                                                                                                                                                                                     |                       |                  |
| Air Quality Management Areas      | 5                                                                                                             | Site is in excess of 500m from a designated AQMA                                                                                                                                                                                                                       |                       |                  |
| Ground Condition Constraints      | 5                                                                                                             | Ground treatment is not expected to be required                                                                                                                                                                                                                        |                       |                  |
| Neighbouring Constraints          | 3                                                                                                             | Site has neighbouring constraints with potential for mitigation                                                                                                                                                                                                        |                       |                  |
| Proximity to Key Services         | 0                                                                                                             | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                                                                                                                |                       |                  |
| Community Facilities              | 3                                                                                                             | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                                                                   |                       |                  |
| Comments on Suitability           | Within Urban Area. Grade II listed Building in site.TPO/2003/007 around the edges of the site, mainly inside. |                                                                                                                                                                                                                                                                        |                       |                  |
| Availability Criteria:            |                                                                                                               |                                                                                                                                                                                                                                                                        | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                             | Held by developer/willing owner/public sector                                                                                                                                                                                                                          |                       |                  |
| Land Condition                    | 5                                                                                                             | Vacant land & buildings                                                                                                                                                                                                                                                |                       |                  |
| Legal Constraints                 | 5                                                                                                             | Site does not face any known legal issues                                                                                                                                                                                                                              |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                           |                                                                                                                                                                                                                                                                        |                       |                  |
| Comments on Availability          |                                                                                                               |                                                                                                                                                                                                                                                                        |                       |                  |
| Achievability Criteria:           |                                                                                                               |                                                                                                                                                                                                                                                                        | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                             | Development is likely viable                                                                                                                                                                                                                                           |                       |                  |
| Timescale for Deliverability      | 5                                                                                                             | Up to 5 years                                                                                                                                                                                                                                                          |                       |                  |
| Comments on Achievability         |                                                                                                               |                                                                                                                                                                                                                                                                        |                       |                  |



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| SHELAA Reference: 21SHELAA61      |                                                                              | RAG Rating:                                                                                                                                                                          | Amber                 | 01 November 2025 |
| Site Address:                     | Land North East Of Lilley Farm, School Lane, Great Leighs, Chelmsford, Essex |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Great Leighs                                                                 | Total Score:                                                                                                                                                                         | 104                   |                  |
| Developable Site Area (ha):       | 1.45                                                                         | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 32                                                                           | Typology:                                                                                                                                                                            | 3                     |                  |
| Proposed Use:                     | Residential                                                                  | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                              |                                                                                                                                                                                      | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                            | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                            | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                            | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 0                                                                            | Site is in excess of 400m walking distance from all services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                            | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                            | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                          |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 3                                                                            | Site is adjacent to one or more designated heritage assets                                                                                                                           |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                            | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                            | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                            | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                            | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                            | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 0                                                                            | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 5                                                                            | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |                       |                  |
| Flood Risk Constraints            | 5                                                                            | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                            | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                            | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                            | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 0                                                                            | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                       |                  |
| Community Facilities              | 3                                                                            | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Outside of DSB. Adjacent to Grade II Listed Buildings.                       |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                              |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                            | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 3                                                                            | Low intensity land uses                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                            | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                          |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          | Site currently in use for other purposes.                                    |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                              |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                            | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                            | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                              |                                                                                                                                                                                      |                       |                  |

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| <b>SHELAA Reference: 21SHELAA62</b> |                                                                                        | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                       | Ivy Hill Hotel, Writtle Road, Margaretting, Ingatestone, CM4 0EH                       |                                                                                                                                                                                      |              |                         |
| Parish:                             | Margaretting                                                                           | Total Score:                                                                                                                                                                         | 80           |                         |
| Developable Site Area (ha):         | 3.08                                                                                   | Reason for discounted areas:                                                                                                                                                         |              |                         |
| Potential Yield:                    | 60                                                                                     | Typology:                                                                                                                                                                            | 3            |                         |
| Proposed Use:                       | Residential                                                                            | Comments on the size of site:                                                                                                                                                        |              |                         |
| <b>Suitability Criteria:</b>        |                                                                                        | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Red</b>   |                         |
| Proximity to Employment Areas       | 5                                                                                      | Site is outside of any existing/proposed employment allocation                                                                                                                       |              |                         |
| Impact on Retail Areas              | 5                                                                                      | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |              |                         |
| Proximity to the Workplace          | 0                                                                                      | Site is in excess of 2km walking distance of an employment allocation                                                                                                                |              |                         |
| Public Transport                    | 0                                                                                      | Site is in excess of 400m walking distance from all services                                                                                                                         |              |                         |
| PROW and Cycling Connectivity       | 0                                                                                      | Site is not connected to either an existing PROW or cycle network                                                                                                                    |              |                         |
| Vehicle Access                      | 5                                                                                      | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |              |                         |
| Strategic Road Access               | N/A                                                                                    |                                                                                                                                                                                      |              |                         |
| Designated Heritage Assets          | 5                                                                                      | Site does not contain any designated heritage assets                                                                                                                                 |              |                         |
| Non-Designated Heritage Assets      | 5                                                                                      | Site does not contain any non-designated heritage assets                                                                                                                             |              |                         |
| Archaeological Assets               | 5                                                                                      | Site is not thought to contain any assets of archaeological interest                                                                                                                 |              |                         |
| Minerals & Waste Constraints        | 5                                                                                      | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |              |                         |
| Defined Open Space                  | 5                                                                                      | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |              |                         |
| Green Belt & Green Wedge            | 0                                                                                      | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |              |                         |
| Land Classification                 | 0                                                                                      | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |              |                         |
| Protected Natural Features          | 0                                                                                      | Site partially or wholly comprises of one or more protected natural features                                                                                                         |              |                         |
| Flood Risk Constraints              | 5                                                                                      | Site is wholly within Flood Zone 1                                                                                                                                                   |              |                         |
| Air Quality Management Areas        | 5                                                                                      | Site is in excess of 500m from a designated AQMA                                                                                                                                     |              |                         |
| Ground Condition Constraints        | 5                                                                                      | Ground treatment is not expected to be required                                                                                                                                      |              |                         |
| Neighbouring Constraints            | 0                                                                                      | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |              |                         |
| Proximity to Key Services           | 0                                                                                      | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |              |                         |
| Community Facilities                | 3                                                                                      | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |              |                         |
| Comments on Suitability             | Outside of DSB. Groups of trees or individual trees on site protected by TPO/2000/044. |                                                                                                                                                                                      |              |                         |
| <b>Availability Criteria:</b>       |                                                                                        | <b>Availability Rating:</b>                                                                                                                                                          | <b>Green</b> |                         |
| Land Ownership                      | 5                                                                                      | Held by developer/willing owner/public sector                                                                                                                                        |              |                         |
| Land Condition                      | 2                                                                                      | Established multiple uses                                                                                                                                                            |              |                         |
| Legal Constraints                   | 5                                                                                      | Site does not face any known legal issues                                                                                                                                            |              |                         |
| Planning Permission or Allocation   | N/A                                                                                    |                                                                                                                                                                                      |              |                         |
| Comments on Availability            | Site currently in use for other purposes.                                              |                                                                                                                                                                                      |              |                         |
| <b>Achievability Criteria:</b>      |                                                                                        | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b> |                         |
| Viability                           | 5                                                                                      | Development is likely viable                                                                                                                                                         |              |                         |
| Timescale for Deliverability        | 5                                                                                      | Up to 5 years                                                                                                                                                                        |              |                         |
| Comments on Achievability           |                                                                                        |                                                                                                                                                                                      |              |                         |

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| <b>SHELAA Reference: 21SHELAA63</b> |                                                                                                                                                                                                             | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Amber</b>  | <b>01 November 2025</b> |
| Site Address:                       | The Granary Car Park, Victoria Road, Chelmsford, CM2 6LH                                                                                                                                                    |                                                                                                                                                                                      |               |                         |
| Parish:                             | Chelmsford                                                                                                                                                                                                  | Total Score:                                                                                                                                                                         | 99            |                         |
| Developable Site Area (ha):         | 0.74                                                                                                                                                                                                        | Reason for discounted areas:                                                                                                                                                         |               |                         |
| Potential Yield:                    | 47                                                                                                                                                                                                          | Typology:                                                                                                                                                                            | 15            |                         |
| Proposed Use:                       | Residential                                                                                                                                                                                                 | Comments on the size of site:                                                                                                                                                        |               |                         |
| <b>Suitability Criteria:</b>        |                                                                                                                                                                                                             | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Amber</b>  |                         |
| Proximity to Employment Areas       | 5                                                                                                                                                                                                           | Site is outside of any existing/proposed employment allocation                                                                                                                       |               |                         |
| Impact on Retail Areas              | 5                                                                                                                                                                                                           | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |               |                         |
| Proximity to the Workplace          | 5                                                                                                                                                                                                           | Site is within 2km walking distance of an employment allocation                                                                                                                      |               |                         |
| Public Transport                    | 5                                                                                                                                                                                                           | Site is within 400m walking distance of one or more services                                                                                                                         |               |                         |
| PROW and Cycling Connectivity       | 5                                                                                                                                                                                                           | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |               |                         |
| Vehicle Access                      | 5                                                                                                                                                                                                           | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |               |                         |
| Strategic Road Access               | N/A                                                                                                                                                                                                         |                                                                                                                                                                                      |               |                         |
| Designated Heritage Assets          | 3                                                                                                                                                                                                           | Site is adjacent to one or more designated heritage assets                                                                                                                           |               |                         |
| Non-Designated Heritage Assets      | 5                                                                                                                                                                                                           | Site does not contain any non-designated heritage assets                                                                                                                             |               |                         |
| Archaeological Assets               | 5                                                                                                                                                                                                           | Site is not thought to contain any assets of archaeological interest                                                                                                                 |               |                         |
| Minerals & Waste Constraints        | 5                                                                                                                                                                                                           | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |               |                         |
| Defined Open Space                  | 3                                                                                                                                                                                                           | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |               |                         |
| Green Belt & Green Wedge            | 3                                                                                                                                                                                                           | Site partially lies within the Metropolitan Green Belt or Green Wedge                                                                                                                |               |                         |
| Land Classification                 | 5                                                                                                                                                                                                           | Site is predominantly Previously Developed Land                                                                                                                                      |               |                         |
| Protected Natural Features          | 0                                                                                                                                                                                                           | Site partially or wholly comprises of one or more protected natural features                                                                                                         |               |                         |
| Flood Risk Constraints              | 1                                                                                                                                                                                                           | 25%-50% of the site area is within Flood Zone 3                                                                                                                                      |               |                         |
| Air Quality Management Areas        | 5                                                                                                                                                                                                           | Site is in excess of 500m from a designated AQMA                                                                                                                                     |               |                         |
| Ground Condition Constraints        | 5                                                                                                                                                                                                           | Ground treatment is not expected to be required                                                                                                                                      |               |                         |
| Neighbouring Constraints            | 0                                                                                                                                                                                                           | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |               |                         |
| Proximity to Key Services           | 5                                                                                                                                                                                                           | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                        |               |                         |
| Community Facilities                | 3                                                                                                                                                                                                           | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |               |                         |
| Comments on Suitability             | Within Urban Area. In range of bus stops. Adjacent Grade II Listed Buildings. Accessible Natural Green Space. TPO/2001/053, TPO/1995/021, TPO/2004/057 and Chelmer Valley Riverside (LoWS) within the site. |                                                                                                                                                                                      |               |                         |
| <b>Availability Criteria:</b>       |                                                                                                                                                                                                             | <b>Availability Rating:</b>                                                                                                                                                          | <b>Green</b>  |                         |
| Land Ownership                      | 5                                                                                                                                                                                                           | Held by developer/willing owner/public sector                                                                                                                                        |               |                         |
| Land Condition                      | 3                                                                                                                                                                                                           | Low intensity land uses                                                                                                                                                              |               |                         |
| Legal Constraints                   | 5                                                                                                                                                                                                           | Site does not face any known legal issues                                                                                                                                            |               |                         |
| Planning Permission or Allocation   | N/A                                                                                                                                                                                                         |                                                                                                                                                                                      |               |                         |
| Comments on Availability            | Site currently in use for other purposes.                                                                                                                                                                   |                                                                                                                                                                                      |               |                         |
| <b>Achievability Criteria:</b>      |                                                                                                                                                                                                             | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Yellow</b> |                         |
| Viability                           | 3                                                                                                                                                                                                           | Development is marginal                                                                                                                                                              |               |                         |
| Timescale for Deliverability        | 5                                                                                                                                                                                                           | Up to 5 years                                                                                                                                                                        |               |                         |
| Comments on Achievability           |                                                                                                                                                                                                             |                                                                                                                                                                                      |               |                         |

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| SHELAA Reference: 21SHELAA64      |                                                                                                                                                                         | RAG Rating:                                                                                                                                                                                                    | Green                 | 01 November 2025 |
| Site Address:                     | Land East Of 118 To 124 Plantation Road, Boreham, Chelmsford, Essex                                                                                                     |                                                                                                                                                                                                                |                       |                  |
| Parish:                           | Boreham                                                                                                                                                                 | Total Score:                                                                                                                                                                                                   | 111                   |                  |
| Developable Site Area (ha):       | 0.76                                                                                                                                                                    | Reason for discounted areas:                                                                                                                                                                                   |                       |                  |
| Potential Yield:                  | 15                                                                                                                                                                      | Typology:                                                                                                                                                                                                      | 5                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                             | Comments on the size of site:                                                                                                                                                                                  |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                         |                                                                                                                                                                                                                | Suitability Rating:   | Green            |
| Proximity to Employment Areas     | 5                                                                                                                                                                       | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                       | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                       | Site is within 2km walking distance of an employment allocation                                                                                                                                                |                       |                  |
| Public Transport                  | 5                                                                                                                                                                       | Site is within 400m walking distance of one or more services                                                                                                                                                   |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                       | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                         |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                       | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                     |                                                                                                                                                                                                                |                       |                  |
| Designated Heritage Assets        | 3                                                                                                                                                                       | Site is adjacent to one or more designated heritage assets                                                                                                                                                     |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                       | Site does not contain any non-designated heritage assets                                                                                                                                                       |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                       | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                       |                  |
| Minerals & Waste Constraints      | 2                                                                                                                                                                       | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment                                     |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                       | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                       | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                            |                       |                  |
| Land Classification               | 0                                                                                                                                                                       | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                   |                       |                  |
| Protected Natural Features        | 3                                                                                                                                                                       | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                       | Site is wholly within Flood Zone 1                                                                                                                                                                             |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                       | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                       | Ground treatment is not expected to be required                                                                                                                                                                |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                       | Site has no neighbouring constraints                                                                                                                                                                           |                       |                  |
| Proximity to Key Services         | 3                                                                                                                                                                       | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                                                   |                       |                  |
| Community Facilities              | 5                                                                                                                                                                       | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                              |                       |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Informal access off of Plantation Road. Adjacent to conservation area and Grade II listed buliding.Within 100m of TPO/1992/027. |                                                                                                                                                                                                                |                       |                  |
| Availability Criteria:            |                                                                                                                                                                         |                                                                                                                                                                                                                | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                                                       | Held by developer/willing owner/public sector                                                                                                                                                                  |                       |                  |
| Land Condition                    | 5                                                                                                                                                                       | Vacant land & buildings                                                                                                                                                                                        |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                       | Site does not face any known legal issues                                                                                                                                                                      |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                     |                                                                                                                                                                                                                |                       |                  |
| Comments on Availability          |                                                                                                                                                                         |                                                                                                                                                                                                                |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                         |                                                                                                                                                                                                                | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                       | Development is likely viable                                                                                                                                                                                   |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                       | Up to 5 years                                                                                                                                                                                                  |                       |                  |
| Comments on Achievability         |                                                                                                                                                                         |                                                                                                                                                                                                                |                       |                  |

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| SHELAA Reference: 21SHELAA65      |                                                                                                          | RAG Rating:                                                                                                                                                                          | Amber                                                       | 01 November 2025 |
| Site Address:                     | Land East Of Braintree Road, Little Waltham, Chelmsford                                                  |                                                                                                                                                                                      |                                                             |                  |
| Parish:                           | Little Waltham                                                                                           | Total Score:                                                                                                                                                                         | 105                                                         |                  |
| Developable Site Area (ha):       | 68.7                                                                                                     | Reason for discounted areas:                                                                                                                                                         |                                                             |                  |
| Potential Yield:                  | 842                                                                                                      | Typology:                                                                                                                                                                            | 25                                                          |                  |
| Proposed Use:                     | Mixed Use                                                                                                | Comments on the size of site:                                                                                                                                                        | Size of site is potentially suitable for all employment use |                  |
| Suitability Criteria:             |                                                                                                          |                                                                                                                                                                                      | Suitability Rating:                                         | Amber            |
| Proximity to Employment Areas     | 5                                                                                                        | Site is outside of any existing/proposed employment allocation                                                                                                                       |                                                             |                  |
| Impact on Retail Areas            | 5                                                                                                        | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                                                             |                  |
| Proximity to the Workplace        | 5                                                                                                        | Site is within 2km walking distance of an employment allocation                                                                                                                      |                                                             |                  |
| Public Transport                  | 5                                                                                                        | Site is within 400m walking distance of one or more services                                                                                                                         |                                                             |                  |
| PROW and Cycling Connectivity     | 5                                                                                                        | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                                                             |                  |
| Vehicle Access                    | 5                                                                                                        | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                                                             |                  |
| Strategic Road Access             | 5                                                                                                        | Site has direct access to or is adjacent to the strategic road network                                                                                                               |                                                             |                  |
| Designated Heritage Assets        | 3                                                                                                        | Site is adjacent to one or more designated heritage assets                                                                                                                           |                                                             |                  |
| Non-Designated Heritage Assets    | 3                                                                                                        | Site is adjacent to one or more non-designated heritage assets                                                                                                                       |                                                             |                  |
| Archaeological Assets             | 5                                                                                                        | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                                                             |                  |
| Minerals & Waste Constraints      | 2                                                                                                        | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment           |                                                             |                  |
| Defined Open Space                | 5                                                                                                        | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                                                             |                  |
| Green Belt & Green Wedge          | 5                                                                                                        | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                                                             |                  |
| Land Classification               | 0                                                                                                        | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                                                             |                  |
| Protected Natural Features        | 5                                                                                                        | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |                                                             |                  |
| Flood Risk Constraints            | 5                                                                                                        | Site is wholly within Flood Zone 1                                                                                                                                                   |                                                             |                  |
| Air Quality Management Areas      | 5                                                                                                        | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                                                             |                  |
| Ground Condition Constraints      | 5                                                                                                        | Ground treatment is not expected to be required                                                                                                                                      |                                                             |                  |
| Neighbouring Constraints          | 0                                                                                                        | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |                                                             |                  |
| Proximity to Key Services         | 0                                                                                                        | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                                                             |                  |
| Community Facilities              | 3                                                                                                        | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                                                             |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Adjacent to Grade II Listed Building. Adjacent to Protected Lane. |                                                                                                                                                                                      |                                                             |                  |
| Availability Criteria:            |                                                                                                          |                                                                                                                                                                                      | Availability Rating:                                        | Green            |
| Land Ownership                    | 5                                                                                                        | Held by developer/willing owner/public sector                                                                                                                                        |                                                             |                  |
| Land Condition                    | 5                                                                                                        | Vacant land & buildings                                                                                                                                                              |                                                             |                  |
| Legal Constraints                 | 5                                                                                                        | Site does not face any known legal issues                                                                                                                                            |                                                             |                  |
| Planning Permission or Allocation | N/A                                                                                                      |                                                                                                                                                                                      |                                                             |                  |
| Comments on Availability          |                                                                                                          |                                                                                                                                                                                      |                                                             |                  |
| Achievability Criteria:           |                                                                                                          |                                                                                                                                                                                      | Achievability Rating:                                       | Yellow           |
| Viability                         | 5                                                                                                        | Development is likely viable                                                                                                                                                         |                                                             |                  |
| Timescale for Deliverability      | 4                                                                                                        | Over 5 years                                                                                                                                                                         |                                                             |                  |
| Comments on Achievability         |                                                                                                          |                                                                                                                                                                                      |                                                             |                  |

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| SHELAA Reference: 21SHELAA66      |                                                                                                                                                                                             | RAG Rating:                                                                                                                                                                          | Amber                                                             | 01 November 2025 |
| Site Address:                     | Field At Grid Reference 571030 215770, Hyde Hall Lane, Great Waltham, Chelmsford, Essex                                                                                                     |                                                                                                                                                                                      |                                                                   |                  |
| Parish:                           | Great Waltham                                                                                                                                                                               | Total Score:                                                                                                                                                                         | 93                                                                |                  |
| Developable Site Area (ha):       | 170.273                                                                                                                                                                                     | Reason for discounted areas:                                                                                                                                                         | Electricity substation (0.007ha), Sewage Pumping Station (0.03ha) |                  |
| Potential Yield:                  | 2384                                                                                                                                                                                        | Typology:                                                                                                                                                                            | 23+32+39                                                          |                  |
| Proposed Use:                     | Mixed Use                                                                                                                                                                                   | Comments on the size of site:                                                                                                                                                        | Size of site is potentially suitable for all employment use       |                  |
| Suitability Criteria:             |                                                                                                                                                                                             |                                                                                                                                                                                      | Suitability Rating:                                               | Amber            |
| Proximity to Employment Areas     | 0                                                                                                                                                                                           | Site is wholly/partially located within an existing/proposed employment allocation                                                                                                   |                                                                   |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                           | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                                                                   |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                           | Site is within 2km walking distance of an employment allocation                                                                                                                      |                                                                   |                  |
| Public Transport                  | 5                                                                                                                                                                                           | Site is within 400m walking distance of one or more services                                                                                                                         |                                                                   |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                           | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                                                                   |                  |
| Vehicle Access                    | 5                                                                                                                                                                                           | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                                                                   |                  |
| Strategic Road Access             | 5                                                                                                                                                                                           | Site has direct access to or is adjacent to the strategic road network                                                                                                               |                                                                   |                  |
| Designated Heritage Assets        | 3                                                                                                                                                                                           | Site is adjacent to one or more designated heritage assets                                                                                                                           |                                                                   |                  |
| Non-Designated Heritage Assets    | 3                                                                                                                                                                                           | Site is adjacent to one or more non-designated heritage assets                                                                                                                       |                                                                   |                  |
| Archaeological Assets             | 5                                                                                                                                                                                           | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                                                                   |                  |
| Minerals & Waste Constraints      | 2                                                                                                                                                                                           | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment           |                                                                   |                  |
| Defined Open Space                | 5                                                                                                                                                                                           | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                                                                   |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                           | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                                                                   |                  |
| Land Classification               | 0                                                                                                                                                                                           | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                                                                   |                  |
| Protected Natural Features        | 0                                                                                                                                                                                           | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                                                                   |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                           | Site is wholly within Flood Zone 1                                                                                                                                                   |                                                                   |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                           | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                                                                   |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                           | Ground treatment is not expected to be required                                                                                                                                      |                                                                   |                  |
| Neighbouring Constraints          | 0                                                                                                                                                                                           | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |                                                                   |                  |
| Proximity to Key Services         | 0                                                                                                                                                                                           | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                                                                   |                  |
| Community Facilities              | 3                                                                                                                                                                                           | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                                                                   |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Adjacent to Grade II Listed Buildings. Protected Lanes run through and adjacent to site. TPO/2023/001. Adjacent to Great Hyde Wood Ancient Woodland |                                                                                                                                                                                      |                                                                   |                  |
| Availability Criteria:            |                                                                                                                                                                                             |                                                                                                                                                                                      | Availability Rating:                                              | Green            |
| Land Ownership                    | 5                                                                                                                                                                                           | Held by developer/willing owner/public sector                                                                                                                                        |                                                                   |                  |
| Land Condition                    | 2                                                                                                                                                                                           | Established multiple uses                                                                                                                                                            |                                                                   |                  |
| Legal Constraints                 | 5                                                                                                                                                                                           | Site does not face any known legal issues                                                                                                                                            |                                                                   |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                         |                                                                                                                                                                                      |                                                                   |                  |
| Comments on Availability          | Site currently in use for other purposes.                                                                                                                                                   |                                                                                                                                                                                      |                                                                   |                  |
| Achievability Criteria:           |                                                                                                                                                                                             |                                                                                                                                                                                      | Achievability Rating:                                             | Green            |
| Viability                         | 5                                                                                                                                                                                           | Development is likely viable                                                                                                                                                         |                                                                   |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                           | Up to 5 years                                                                                                                                                                        |                                                                   |                  |
| Comments on Achievability         |                                                                                                                                                                                             |                                                                                                                                                                                      |                                                                   |                  |

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| SHELAA Reference: 21SHELAA67      |                                                                                                                             | RAG Rating:                                                                                                                                                                        | Amber                 | 01 November 2025 |
| Site Address:                     | Land South West Of 52 Maldon Road, Danbury, Chelmsford                                                                      |                                                                                                                                                                                    |                       |                  |
| Parish:                           | Danbury                                                                                                                     | Total Score:                                                                                                                                                                       | 101                   |                  |
| Developable Site Area (ha):       | 0.66                                                                                                                        | Reason for discounted areas:                                                                                                                                                       |                       |                  |
| Potential Yield:                  | 13                                                                                                                          | Typology:                                                                                                                                                                          | 5                     |                  |
| Proposed Use:                     | Residential                                                                                                                 | Comments on the size of site:                                                                                                                                                      |                       |                  |
| Suitability Criteria:             |                                                                                                                             |                                                                                                                                                                                    | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                           | Site is outside of any existing/proposed employment allocation                                                                                                                     |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                           | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                           | Site is within 2km walking distance of an employment allocation                                                                                                                    |                       |                  |
| Public Transport                  | 5                                                                                                                           | Site is within 400m walking distance of one or more services                                                                                                                       |                       |                  |
| PROW and Cycling Connectivity     | 0                                                                                                                           | Site is not connected to either an existing PROW or cycle network                                                                                                                  |                       |                  |
| Vehicle Access                    | 5                                                                                                                           | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |                       |                  |
| Strategic Road Access             | N/A                                                                                                                         |                                                                                                                                                                                    |                       |                  |
| Designated Heritage Assets        | 0                                                                                                                           | Site contains one or more designated heritage assets                                                                                                                               |                       |                  |
| Non-Designated Heritage Assets    | 3                                                                                                                           | Site is adjacent to one or more non-designated heritage assets                                                                                                                     |                       |                  |
| Archaeological Assets             | 5                                                                                                                           | Site is not thought to contain any assets of archaeological interest                                                                                                               |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                           | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |                       |                  |
| Defined Open Space                | 5                                                                                                                           | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                           | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                |                       |                  |
| Land Classification               | 3                                                                                                                           | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use                                 |                       |                  |
| Protected Natural Features        | 0                                                                                                                           | Site partially or wholly comprises of one or more protected natural features                                                                                                       |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                           | Site is wholly within Flood Zone 1                                                                                                                                                 |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                           | Site is in excess of 500m from a designated AQMA                                                                                                                                   |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                           | Ground treatment is not expected to be required                                                                                                                                    |                       |                  |
| Neighbouring Constraints          | 0                                                                                                                           | Site has neighbouring constraints with no potential for mitigation                                                                                                                 |                       |                  |
| Proximity to Key Services         | 5                                                                                                                           | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                      |                       |                  |
| Community Facilities              | 5                                                                                                                           | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |                       |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Within Conservation Area. Adjacent to Protected Lane. TPO/2002/064 within the site. |                                                                                                                                                                                    |                       |                  |
| Availability Criteria:            |                                                                                                                             |                                                                                                                                                                                    | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                           | Held by developer/willing owner/public sector                                                                                                                                      |                       |                  |
| Land Condition                    | 5                                                                                                                           | Vacant land & buildings                                                                                                                                                            |                       |                  |
| Legal Constraints                 | 5                                                                                                                           | Site does not face any known legal issues                                                                                                                                          |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                         |                                                                                                                                                                                    |                       |                  |
| Comments on Availability          |                                                                                                                             |                                                                                                                                                                                    |                       |                  |
| Achievability Criteria:           |                                                                                                                             |                                                                                                                                                                                    | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                           | Development is likely viable                                                                                                                                                       |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                           | Up to 5 years                                                                                                                                                                      |                       |                  |
| Comments on Achievability         |                                                                                                                             |                                                                                                                                                                                    |                       |                  |



|                                   |                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                        |                                                               |                  |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|------------------|
| SHELAA Reference: 21SHELAA68      |                                                                                                                                                                                                                                                             | RAG Rating:                                                                                                                                                                                                                                                            | Yellow                                                        | 01 November 2025 |
| Site Address:                     | Land North Of St Swithins Cottages, Howe Green, Chelmsford, Essex                                                                                                                                                                                           |                                                                                                                                                                                                                                                                        |                                                               |                  |
| Parish:                           | Sandon                                                                                                                                                                                                                                                      | Total Score:                                                                                                                                                                                                                                                           | 83                                                            |                  |
| Developable Site Area (ha):       | 45.619                                                                                                                                                                                                                                                      | Reason for discounted areas:                                                                                                                                                                                                                                           | Electricity line (0.147ha), Gas pipeline and buffer (0.824ha) |                  |
| Potential Yield:                  | 0                                                                                                                                                                                                                                                           | Typology:                                                                                                                                                                                                                                                              | 33+34+36                                                      |                  |
| Proposed Use:                     | Employment                                                                                                                                                                                                                                                  | Comments on the size of site:                                                                                                                                                                                                                                          | Size of site is potentially suitable for all employment use   |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                        | Suitability Rating:                                           | Yellow           |
| Proximity to Employment Areas     | N/A                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                        |                                                               |                  |
| Impact on Retail Areas            | N/A                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                        |                                                               |                  |
| Proximity to the Workplace        | N/A                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                        |                                                               |                  |
| Public Transport                  | 5                                                                                                                                                                                                                                                           | Site is within 400m walking distance of one or more services                                                                                                                                                                                                           |                                                               |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                                           | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                                                                                 |                                                               |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                                           | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                                                                                       |                                                               |                  |
| Strategic Road Access             | 5                                                                                                                                                                                                                                                           | Site has direct access to or is adjacent to the strategic road network                                                                                                                                                                                                 |                                                               |                  |
| Designated Heritage Assets        | 3                                                                                                                                                                                                                                                           | Site is adjacent to one or more designated heritage assets                                                                                                                                                                                                             |                                                               |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                                                           | Site does not contain any non-designated heritage assets                                                                                                                                                                                                               |                                                               |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                                                           | Site is not thought to contain any assets of archaeological interest                                                                                                                                                                                                   |                                                               |                  |
| Minerals & Waste Constraints      | 0                                                                                                                                                                                                                                                           | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development |                                                               |                  |
| Defined Open Space                | 5                                                                                                                                                                                                                                                           | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                                                                                       |                                                               |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                                                                           | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                                                                                    |                                                               |                  |
| Land Classification               | 0                                                                                                                                                                                                                                                           | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                                                                           |                                                               |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                                           | Site partially or wholly comprises of one or more protected natural features                                                                                                                                                                                           |                                                               |                  |
| Flood Risk Constraints            | 2                                                                                                                                                                                                                                                           | Up to 25% of the site area is within Flood Zone 3                                                                                                                                                                                                                      |                                                               |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                           | Site is in excess of 500m from a designated AQMA                                                                                                                                                                                                                       |                                                               |                  |
| Ground Condition Constraints      | 3                                                                                                                                                                                                                                                           | Ground treatment is expected to be required on part of the site                                                                                                                                                                                                        |                                                               |                  |
| Neighbouring Constraints          | N/A                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                        |                                                               |                  |
| Proximity to Key Services         | N/A                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                        |                                                               |                  |
| Community Facilities              | 5                                                                                                                                                                                                                                                           | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                                                                      |                                                               |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Accesses via Southen Road and Sandon Hall Bridleway. Adjacent to Grade II Listed Buildings. Sandon Pit (LoWS) within part of the site. Priority 2 Contaminated Lane immediately to the north of the site SOPC000823. |                                                                                                                                                                                                                                                                        |                                                               |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                        | Availability Rating:                                          | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                                                                           | Held by developer/willing owner/public sector                                                                                                                                                                                                                          |                                                               |                  |
| Land Condition                    | 5                                                                                                                                                                                                                                                           | Vacant land & buildings                                                                                                                                                                                                                                                |                                                               |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                                                           | Site does not face any known legal issues                                                                                                                                                                                                                              |                                                               |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                        |                                                               |                  |
| Comments on Availability          |                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                        |                                                               |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                        | Achievability Rating:                                         | Green            |
| Viability                         | 5                                                                                                                                                                                                                                                           | Development is likely viable                                                                                                                                                                                                                                           |                                                               |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                                           | Up to 5 years                                                                                                                                                                                                                                                          |                                                               |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                        |                                                               |                  |

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| SHELAA Reference: 21SHELAA70      |                                                                                                                                                                                                                                                                     | RAG Rating:                                                                                                                                                                          | Amber                 | 01 November 2025 |
| Site Address:                     | Land East Of Banters Lane, Banters Lane, Great Leighs, Chelmsford                                                                                                                                                                                                   |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Great Leighs                                                                                                                                                                                                                                                        | Total Score:                                                                                                                                                                         | 94                    |                  |
| Developable Site Area (ha):       | 11.38                                                                                                                                                                                                                                                               | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 195                                                                                                                                                                                                                                                                 | Typology:                                                                                                                                                                            | 2                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                                                                         | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                                                     |                                                                                                                                                                                      | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                                                   | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                                                   | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                                                   | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 0                                                                                                                                                                                                                                                                   | Site is in excess of 400m walking distance from all services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                                                   | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                                                   | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                                                 |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                                                                                                                                                                   | Site does not contain any designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                                                                   | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                                                                   | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 2                                                                                                                                                                                                                                                                   | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment           |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                                                                                                                   | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                                                                                   | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 0                                                                                                                                                                                                                                                                   | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                                                   | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                                                                                   | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                                   | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 3                                                                                                                                                                                                                                                                   | Ground treatment is expected to be required on part of the site                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 3                                                                                                                                                                                                                                                                   | Site has neighbouring constraints with potential for mitigation                                                                                                                      |                       |                  |
| Proximity to Key Services         | 0                                                                                                                                                                                                                                                                   | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                       |                  |
| Community Facilities              | 3                                                                                                                                                                                                                                                                   | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Adjacent to DSB. Vehicular access from Banters Lane and track off Mill Lane. Site adjacent Bushy Wood (LoWS) and TPO/2005/038 lies inside site boundary. Bushy / Breams Wood ancient and semi natural woodland adjacent to the sitechl376, chl377, chl374, chl 375. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                                                     |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 3                                                                                                                                                                                                                                                                   | Promoter has an option to purchase site or collaborate with existing owner                                                                                                           |                       |                  |
| Land Condition                    | 5                                                                                                                                                                                                                                                                   | Vacant land & buildings                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                                                                   | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                                                 |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          |                                                                                                                                                                                                                                                                     |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                                                     |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                                                                                                                   | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                                                   | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                                                     |                                                                                                                                                                                      |                       |                  |

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| SHELAA Reference: 21SHELAA71      |                                                                                                                                                                                                                                                                                                                                                                                                                                     | RAG Rating:                                                                                                                                                                          | Amber                          | 01 November 2025 |
| Site Address:                     | Street Record Can Bridge Way, Chelmsford, Essex                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                      |                                |                  |
| Parish:                           | Chelmsford                                                                                                                                                                                                                                                                                                                                                                                                                          | Total Score:                                                                                                                                                                         | 89                             |                  |
| Developable Site Area (ha):       | 3.29                                                                                                                                                                                                                                                                                                                                                                                                                                | Reason for discounted areas:                                                                                                                                                         | Sewage Pumping Station (0.1ha) |                  |
| Potential Yield:                  | 295                                                                                                                                                                                                                                                                                                                                                                                                                                 | Typology:                                                                                                                                                                            | 11                             |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                                                                                                                                                                                                                                         | Comments on the size of site:                                                                                                                                                        |                                |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                      | Suitability Rating:            | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                                                                                                                                                                                                                   | Site is outside of any existing/proposed employment allocation                                                                                                                       |                                |                  |
| Impact on Retail Areas            | 0                                                                                                                                                                                                                                                                                                                                                                                                                                   | Development would result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres      |                                |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                                                                                                                                                                                                                   | Site is within 2km walking distance of an employment allocation                                                                                                                      |                                |                  |
| Public Transport                  | 5                                                                                                                                                                                                                                                                                                                                                                                                                                   | Site is within 400m walking distance of one or more services                                                                                                                         |                                |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                                                                                                                                                                                                                   | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                                |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                                                                                                                                                                                                                   | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                                |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                      |                                |                  |
| Designated Heritage Assets        | 3                                                                                                                                                                                                                                                                                                                                                                                                                                   | Site is adjacent to one or more designated heritage assets                                                                                                                           |                                |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                                                                                                                                                                                                                                   | Site does not contain any non-designated heritage assets                                                                                                                             |                                |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                                                                                                                                                                                                                                   | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                                |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                                                                                                                                                                                                                                                   | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                                |                  |
| Defined Open Space                | 5                                                                                                                                                                                                                                                                                                                                                                                                                                   | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                                |                  |
| Green Belt & Green Wedge          | 3                                                                                                                                                                                                                                                                                                                                                                                                                                   | Site partially lies within the Metropolitan Green Belt or Green Wedge                                                                                                                |                                |                  |
| Land Classification               | 5                                                                                                                                                                                                                                                                                                                                                                                                                                   | Site is predominantly Previously Developed Land                                                                                                                                      |                                |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                                                                                                                                                                                                                   | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                                |                  |
| Flood Risk Constraints            | 0                                                                                                                                                                                                                                                                                                                                                                                                                                   | Over 50% of the site area is within Flood Zone 3                                                                                                                                     |                                |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                                                                                                                                                                                                   | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                                |                  |
| Ground Condition Constraints      | 3                                                                                                                                                                                                                                                                                                                                                                                                                                   | Ground treatment is expected to be required on part of the site                                                                                                                      |                                |                  |
| Neighbouring Constraints          | 0                                                                                                                                                                                                                                                                                                                                                                                                                                   | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |                                |                  |
| Proximity to Key Services         | 5                                                                                                                                                                                                                                                                                                                                                                                                                                   | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                        |                                |                  |
| Community Facilities              | 3                                                                                                                                                                                                                                                                                                                                                                                                                                   | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                                |                  |
| Comments on Suitability           | Within Urban Area. In range of bus stops. Vehicular access from High Bridge Road, Baddow Road and Can Bridge Way. Adjacent to Scheduled monument. Adjacent to two Conservation Areas. Adajcent Grade II listed bulidings.Part of site lies within the Chelmer Valley Riverside (LoWS) and TPO/2005/064 and TPO/2003/053 on the edge or just outside the southern part of the site. Priority 4 Contaminated Land SOPC000150, chl190. |                                                                                                                                                                                      |                                |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                      | Availability Rating:           | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                                                                                                                                                                                                                                                   | Held by developer/willing owner/public sector                                                                                                                                        |                                |                  |
| Land Condition                    | 2                                                                                                                                                                                                                                                                                                                                                                                                                                   | Established multiple uses                                                                                                                                                            |                                |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                                                                                                                                                                                                                                   | Site does not face any known legal issues                                                                                                                                            |                                |                  |
| Planning Permission or Allocation | Site is already allocated within the Local Plan forming part of CW1b                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                      |                                |                  |
| Comments on Availability          | Site currently in use for other purposes.                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                      |                                |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                      | Achievability Rating:          | Amber            |
| Viability                         | 0                                                                                                                                                                                                                                                                                                                                                                                                                                   | Development is likely unviable                                                                                                                                                       |                                |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                                                                                                                                                                                                                   | Up to 5 years                                                                                                                                                                        |                                |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                      |                                |                  |

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| SHELAA Reference: 21SHELAA72      |                                                                                                                                                                                                                                                                                                                                                                                                                         | RAG Rating:                                                                                                                                                                          | Amber                                                            | 01 November 2025 |
| Site Address:                     | Agricultural Barn, School Lane, Great Leighs, Chelmsford, Essex                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                      |                                                                  |                  |
| Parish:                           | Great Leighs                                                                                                                                                                                                                                                                                                                                                                                                            | Total Score:                                                                                                                                                                         | 86                                                               |                  |
| Developable Site Area (ha):       | 41                                                                                                                                                                                                                                                                                                                                                                                                                      | Reason for discounted areas:                                                                                                                                                         | Electricity substation (0.01ha), Sewage Pumping Station (0.05ha) |                  |
| Potential Yield:                  | 653                                                                                                                                                                                                                                                                                                                                                                                                                     | Typology:                                                                                                                                                                            | 26                                                               |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                                                                                                                                                                                                                             | Comments on the size of site:                                                                                                                                                        |                                                                  |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                      | Suitability Rating:                                              | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                                                                                                                                                                                                       | Site is outside of any existing/proposed employment allocation                                                                                                                       |                                                                  |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                                                                                                                                                                                                       | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                                                                  |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                                                                                                                                                                                                       | Site is within 2km walking distance of an employment allocation                                                                                                                      |                                                                  |                  |
| Public Transport                  | 5                                                                                                                                                                                                                                                                                                                                                                                                                       | Site is within 400m walking distance of one or more services                                                                                                                         |                                                                  |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                                                                                                                                                                                                       | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                                                                  |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                                                                                                                                                                                                       | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                                                                  |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                      |                                                                  |                  |
| Designated Heritage Assets        | 0                                                                                                                                                                                                                                                                                                                                                                                                                       | Site contains one or more designated heritage assets                                                                                                                                 |                                                                  |                  |
| Non-Designated Heritage Assets    | 3                                                                                                                                                                                                                                                                                                                                                                                                                       | Site is adjacent to one or more non-designated heritage assets                                                                                                                       |                                                                  |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                                                                                                                                                                                                                       | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                                                                  |                  |
| Minerals & Waste Constraints      | 2                                                                                                                                                                                                                                                                                                                                                                                                                       | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment           |                                                                  |                  |
| Defined Open Space                | 3                                                                                                                                                                                                                                                                                                                                                                                                                       | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |                                                                  |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                                                                                                                                                                                                                                       | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                                                                  |                  |
| Land Classification               | 0                                                                                                                                                                                                                                                                                                                                                                                                                       | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                                                                  |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                                                                                                                                                                                                       | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                                                                  |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                                                                                                                                                                                                                                       | Site is wholly within Flood Zone 1                                                                                                                                                   |                                                                  |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                                                                                                                                                                                       | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                                                                  |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                                                                                                                                                                                                                                                       | Ground treatment is not expected to be required                                                                                                                                      |                                                                  |                  |
| Neighbouring Constraints          | 0                                                                                                                                                                                                                                                                                                                                                                                                                       | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |                                                                  |                  |
| Proximity to Key Services         | 0                                                                                                                                                                                                                                                                                                                                                                                                                       | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                                                                  |                  |
| Community Facilities              | 3                                                                                                                                                                                                                                                                                                                                                                                                                       | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                                                                  |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Vehicular access from Rectory Lane and School Lane. Grade II Listed Building on site and adjacent to Grade II listed building.Adjacent to Protected Lane. Natural Green Space (Limited Access). Within 100m of Phyllis Currie (Essex Wildlife Trust Nature Reserve). A handful of trees protected by TPO/2007/086 within 15m of the west of the site, some may be veteran trees. |                                                                                                                                                                                      |                                                                  |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                      | Availability Rating:                                             | Yellow           |
| Land Ownership                    | 5                                                                                                                                                                                                                                                                                                                                                                                                                       | Held by developer/willing owner/public sector                                                                                                                                        |                                                                  |                  |
| Land Condition                    | 2                                                                                                                                                                                                                                                                                                                                                                                                                       | Established multiple uses                                                                                                                                                            |                                                                  |                  |
| Legal Constraints                 | 3                                                                                                                                                                                                                                                                                                                                                                                                                       | Site may possibly face legal issues                                                                                                                                                  |                                                                  |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                      |                                                                  |                  |
| Comments on Availability          | Some unknowns over access and ownership. Site currently in use for other purposes.                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                      |                                                                  |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                      | Achievability Rating:                                            | Green            |
| Viability                         | 5                                                                                                                                                                                                                                                                                                                                                                                                                       | Development is likely viable                                                                                                                                                         |                                                                  |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                                                                                                                                                                                                       | Up to 5 years                                                                                                                                                                        |                                                                  |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                      |                                                                  |                  |

|                                   |                                                                                                                   |                                                                                                                                                                                      |                       |                  |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------|
| SHELAA Reference: 21SHELAA74      |                                                                                                                   | RAG Rating:                                                                                                                                                                          | Red                   | 01 November 2025 |
| Site Address:                     | Vodafone, Telecommunications Mast 795, Carlton Farm, Beehive Lane, Galleywood, Chelmsford                         |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Galleywood                                                                                                        | Total Score:                                                                                                                                                                         | 104                   |                  |
| Developable Site Area (ha):       | 29.87                                                                                                             | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 366                                                                                                               | Typology:                                                                                                                                                                            | 28                    |                  |
| Proposed Use:                     | Residential                                                                                                       | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                   |                                                                                                                                                                                      | Suitability Rating:   | Red              |
| Proximity to Employment Areas     | 5                                                                                                                 | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                 | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                 | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 5                                                                                                                 | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                 | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                                                                 | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                               |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 3                                                                                                                 | Site is adjacent to one or more designated heritage assets                                                                                                                           |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                 | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                                                                 | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                 | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                                                                 | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 0                                                                                                                 | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |                       |                  |
| Land Classification               | 3                                                                                                                 | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use                                   |                       |                  |
| Protected Natural Features        | 5                                                                                                                 | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                 | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                 | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                 | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 3                                                                                                                 | Site has neighbouring constraints with potential for mitigation                                                                                                                      |                       |                  |
| Proximity to Key Services         | 3                                                                                                                 | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |                       |                  |
| Community Facilities              | 3                                                                                                                 | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Vehicular access from Beehive Lane. Adjacent to Grade II Listed Building. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                   |                                                                                                                                                                                      | Availability Rating:  | Yellow           |
| Land Ownership                    | 3                                                                                                                 | Promoter has an option to purchase site or collaborate with existing owner                                                                                                           |                       |                  |
| Land Condition                    | 2                                                                                                                 | Established multiple uses                                                                                                                                                            |                       |                  |
| Legal Constraints                 | 5                                                                                                                 | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                               |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          | Site currently in use for other purposes.                                                                         |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                   |                                                                                                                                                                                      | Achievability Rating: | Yellow           |
| Viability                         | 5                                                                                                                 | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 4                                                                                                                 | Over 5 years                                                                                                                                                                         |                       |                  |
| Comments on Achievability         |                                                                                                                   |                                                                                                                                                                                      |                       |                  |

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|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------|
| SHELAA Reference: 21SHELAA76      |                                                                                                                                                           | RAG Rating:                                                                                                                                                                          | Yellow                | 01 November 2025 |
| Site Address:                     | Land North And West Of Kingsgate, Bicknacre Road, Danbury, Chelmsford                                                                                     |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Danbury                                                                                                                                                   | Total Score:                                                                                                                                                                         | 102                   |                  |
| Developable Site Area (ha):       | 5.89                                                                                                                                                      | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 101                                                                                                                                                       | Typology:                                                                                                                                                                            | 2                     |                  |
| Proposed Use:                     | Residential                                                                                                                                               | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                                           |                                                                                                                                                                                      | Suitability Rating:   | Green            |
| Proximity to Employment Areas     | 5                                                                                                                                                         | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                         | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 0                                                                                                                                                         | Site is in excess of 2km walking distance of an employment allocation                                                                                                                |                       |                  |
| Public Transport                  | 5                                                                                                                                                         | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                         | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                         | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                       |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                                                         | Site does not contain any designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                         | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                         | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                         | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                                                                                                         | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                         | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 0                                                                                                                                                         | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                         | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                         | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                         | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 3                                                                                                                                                         | Ground treatment is expected to be required on part of the site                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                                         | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 5                                                                                                                                                         | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                        |                       |                  |
| Community Facilities              | 3                                                                                                                                                         | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Within 15m of tree belts to the south covered by TPO/2014/025 which may contain veteran trees.SOPC000777, chl156. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                                                           |                                                                                                                                                                                      | Availability Rating:  | Yellow           |
| Land Ownership                    | 3                                                                                                                                                         | Promoter has an option to purchase site or collaborate with existing owner                                                                                                           |                       |                  |
| Land Condition                    | 3                                                                                                                                                         | Low intensity land uses                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                         | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                       |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          | Site currently in use for other purposes.                                                                                                                 |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                                           |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                         | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                         | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                                                           |                                                                                                                                                                                      |                       |                  |



|                                   |                                                                                                                                                                                           |                                                                                                                                                                                                                |                                  |                  |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|------------------|
| SHELAA Reference: 21SHELAA77      |                                                                                                                                                                                           | RAG Rating:                                                                                                                                                                                                    | Amber                            | 01 November 2025 |
| Site Address:                     | Falcon Bowling And Social Club, Channels Drive, Broomfield, Chelmsford, CM3 3FB                                                                                                           |                                                                                                                                                                                                                |                                  |                  |
| Parish:                           | Broomfield                                                                                                                                                                                | Total Score:                                                                                                                                                                                                   | 98                               |                  |
| Developable Site Area (ha):       | 2.778                                                                                                                                                                                     | Reason for discounted areas:                                                                                                                                                                                   | Electricity substation (0.002ha) |                  |
| Potential Yield:                  | 54                                                                                                                                                                                        | Typology:                                                                                                                                                                                                      | 3                                |                  |
| Proposed Use:                     | Residential                                                                                                                                                                               | Comments on the size of site:                                                                                                                                                                                  |                                  |                  |
| Suitability Criteria:             |                                                                                                                                                                                           |                                                                                                                                                                                                                | Suitability Rating:              | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                                         | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |                                  |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                         | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |                                  |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                         | Site is within 2km walking distance of an employment allocation                                                                                                                                                |                                  |                  |
| Public Transport                  | 5                                                                                                                                                                                         | Site is within 400m walking distance of one or more services                                                                                                                                                   |                                  |                  |
| PROW and Cycling Connectivity     | 0                                                                                                                                                                                         | Site is not connected to either an existing PROW or cycle network                                                                                                                                              |                                  |                  |
| Vehicle Access                    | 5                                                                                                                                                                                         | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |                                  |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                       |                                                                                                                                                                                                                |                                  |                  |
| Designated Heritage Assets        | 5                                                                                                                                                                                         | Site does not contain any designated heritage assets                                                                                                                                                           |                                  |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                         | Site does not contain any non-designated heritage assets                                                                                                                                                       |                                  |                  |
| Archaeological Assets             | 5                                                                                                                                                                                         | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |                                  |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                         | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |                                  |                  |
| Defined Open Space                | 3                                                                                                                                                                                         | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                             |                                  |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                         | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                            |                                  |                  |
| Land Classification               | 0                                                                                                                                                                                         | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                   |                                  |                  |
| Protected Natural Features        | 3                                                                                                                                                                                         | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |                                  |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                         | Site is wholly within Flood Zone 1                                                                                                                                                                             |                                  |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                         | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |                                  |                  |
| Ground Condition Constraints      | 3                                                                                                                                                                                         | Ground treatment is expected to be required on part of the site                                                                                                                                                |                                  |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                         | Site has no neighbouring constraints                                                                                                                                                                           |                                  |                  |
| Proximity to Key Services         | 3                                                                                                                                                                                         | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                                                   |                                  |                  |
| Community Facilities              | 0                                                                                                                                                                                         | Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                                               |                                  |                  |
| Comments on Suitability           | Within Urban Area. In range of bus stops. Outdoor Sport (Private). Within 100m of a tree protected by a TPO.SOPC000009, SOPC000010, prchl12, SOPC000909, SOPC001015, SOPC000008, prchl10. |                                                                                                                                                                                                                |                                  |                  |
| Availability Criteria:            |                                                                                                                                                                                           |                                                                                                                                                                                                                | Availability Rating:             | Yellow           |
| Land Ownership                    | 3                                                                                                                                                                                         | Promoter has an option to purchase site or collaborate with existing owner                                                                                                                                     |                                  |                  |
| Land Condition                    | 3                                                                                                                                                                                         | Low intensity land uses                                                                                                                                                                                        |                                  |                  |
| Legal Constraints                 | 5                                                                                                                                                                                         | Site does not face any known legal issues                                                                                                                                                                      |                                  |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                       |                                                                                                                                                                                                                |                                  |                  |
| Comments on Availability          | Site currently in use for other purposes.                                                                                                                                                 |                                                                                                                                                                                                                |                                  |                  |
| Achievability Criteria:           |                                                                                                                                                                                           |                                                                                                                                                                                                                | Achievability Rating:            | Green            |
| Viability                         | 5                                                                                                                                                                                         | Development is likely viable                                                                                                                                                                                   |                                  |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                         | Up to 5 years                                                                                                                                                                                                  |                                  |                  |
| Comments on Achievability         |                                                                                                                                                                                           |                                                                                                                                                                                                                |                                  |                  |



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|-----------------------------------|---------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------|
| SHELAA Reference: 21SHELAA78      |                                                                                 | RAG Rating:                                                                                                                                                                          | Green                 | 01 November 2025 |
| Site Address:                     | Land North Of Orchard Way, Chelmsford                                           |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Chelmsford                                                                      | Total Score:                                                                                                                                                                         | 109                   |                  |
| Developable Site Area (ha):       | 1.19                                                                            | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 23                                                                              | Typology:                                                                                                                                                                            | 4                     |                  |
| Proposed Use:                     | Residential                                                                     | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                 |                                                                                                                                                                                      | Suitability Rating:   | Green            |
| Proximity to Employment Areas     | 5                                                                               | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                               | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                               | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 5                                                                               | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                               | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                               | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                             |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 5                                                                               | Site does not contain any designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                               | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                               | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 2                                                                               | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment           |                       |                  |
| Defined Open Space                | 5                                                                               | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                               | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 0                                                                               | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 0                                                                               | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                       |                  |
| Flood Risk Constraints            | 5                                                                               | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                               | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                               | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                               | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 5                                                                               | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                        |                       |                  |
| Community Facilities              | 3                                                                               | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. TPO/1992/027 within 15m of the boundary. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                 |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                               | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 4                                                                               | Established single use                                                                                                                                                               |                       |                  |
| Legal Constraints                 | 5                                                                               | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                             |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          | Site currently in use for other purposes.                                       |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                 |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                               | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                               | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                 |                                                                                                                                                                                      |                       |                  |

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| SHELAA Reference: 21SHELAA79      |                                                                                                                                                                                                                                                                                           | RAG Rating:                                                                                                                                                                       | Amber                                                       | 01 November 2025 |                      |       |
| Site Address:                     | Land South Of Channels Drive Roundabout, Channels Drive, Broomfield, Chelmsford                                                                                                                                                                                                           |                                                                                                                                                                                   |                                                             |                  |                      |       |
| Parish:                           | Broomfield                                                                                                                                                                                                                                                                                | Total Score:                                                                                                                                                                      | 76                                                          |                  |                      |       |
| Developable Site Area (ha):       | 39.414                                                                                                                                                                                                                                                                                    | Reason for discounted areas:                                                                                                                                                      | Gas pipeline and buffer (0.286ha)                           |                  |                      |       |
| Potential Yield:                  | 0                                                                                                                                                                                                                                                                                         | Typology:                                                                                                                                                                         | 33+34+38                                                    |                  |                      |       |
| Proposed Use:                     | Employment                                                                                                                                                                                                                                                                                | Comments on the size of site:                                                                                                                                                     | Size of site is potentially suitable for all employment use |                  |                      |       |
| Suitability Criteria:             |                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                   | Suitability Rating:                                         | Amber            |                      |       |
| Proximity to Employment Areas     | N/A                                                                                                                                                                                                                                                                                       | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                                                             |                  |                      |       |
| Impact on Retail Areas            | N/A                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                   |                                                             |                  |                      |       |
| Proximity to the Workplace        | N/A                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                   |                                                             |                  |                      |       |
| Public Transport                  | 5                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                   |                                                             |                  |                      |       |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                   |                                                             |                  |                      |       |
| Vehicle Access                    | 3                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                   |                                                             |                  |                      |       |
| Strategic Road Access             | 5                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                   |                                                             |                  |                      |       |
| Designated Heritage Assets        | 3                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                   |                                                             |                  |                      |       |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                   |                                                             |                  |                      |       |
| Archaeological Assets             | 5                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                   |                                                             |                  |                      |       |
| Minerals & Waste Constraints      | 2                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                   |                                                             |                  |                      |       |
| Defined Open Space                | 3                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                   |                                                             |                  |                      |       |
| Green Belt & Green Wedge          | 0                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                   |                                                             |                  |                      |       |
| Land Classification               | 0                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                   |                                                             |                  |                      |       |
| Protected Natural Features        | 0                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                   |                                                             |                  |                      |       |
| Flood Risk Constraints            | 2                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                   |                                                             |                  |                      |       |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                   |                                                             |                  |                      |       |
| Ground Condition Constraints      | 3                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                   |                                                             |                  |                      |       |
| Neighbouring Constraints          | N/A                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                   |                                                             |                  |                      |       |
| Proximity to Key Services         | N/A                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                   |                                                             |                  |                      |       |
| Community Facilities              | 5                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                   |                                                             |                  |                      |       |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Vehicular access from Mill Lane. Adjacent to Grade II Listed Building. Natural Green Space (Limited Access). Site borders Chelmer Mosaic (LoWS) and Woodland TPO/2006/017 to the north with a slight overlap. SOPC000908 on northern part of site. |                                                                                                                                                                                   |                                                             |                  |                      |       |
| Availability Criteria:            |                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                   |                                                             |                  | Availability Rating: | Green |
| Land Ownership                    | 5                                                                                                                                                                                                                                                                                         | Held by developer/willing owner/public sector                                                                                                                                     |                                                             |                  |                      |       |
| Land Condition                    | 5                                                                                                                                                                                                                                                                                         | Vacant land & buildings                                                                                                                                                           |                                                             |                  |                      |       |
| Legal Constraints                 | 5                                                                                                                                                                                                                                                                                         | Site does not face any known legal issues                                                                                                                                         |                                                             |                  |                      |       |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                   |                                                             |                  |                      |       |
| Comments on Availability          |                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                   |                                                             |                  |                      |       |
| Achievability Criteria:           |                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                   | Achievability Rating:                                       | Green            |                      |       |
| Viability                         | 5                                                                                                                                                                                                                                                                                         | Development is likely viable                                                                                                                                                      |                                                             |                  |                      |       |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                                                                         | Up to 5 years                                                                                                                                                                     |                                                             |                  |                      |       |
| Comments on Achievability         |                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                   |                                                             |                  |                      |       |

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| SHELAA Reference: 21SHELAA80      |                                                                                                                               | RAG Rating:                                                                                                                                                                        | Red                   | 01 November 2025 |
| Site Address:                     | Land Between Back Lane And Essex Regiment Way, Little Waltham, Chelmsford, Essex                                              |                                                                                                                                                                                    |                       |                  |
| Parish:                           | Little Waltham                                                                                                                | Total Score:                                                                                                                                                                       | 85                    |                  |
| Developable Site Area (ha):       | 3.18                                                                                                                          | Reason for discounted areas:                                                                                                                                                       |                       |                  |
| Potential Yield:                  | 0                                                                                                                             | Typology:                                                                                                                                                                          | N/A                   |                  |
| Proposed Use:                     | Community Facility                                                                                                            | Comments on the size of site:                                                                                                                                                      |                       |                  |
| Suitability Criteria:             |                                                                                                                               |                                                                                                                                                                                    | Suitability Rating:   | Red              |
| Proximity to Employment Areas     | 5                                                                                                                             | Site is outside of any existing/proposed employment allocation                                                                                                                     |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                             | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |                       |                  |
| Proximity to the Workplace        | N/A                                                                                                                           |                                                                                                                                                                                    |                       |                  |
| Public Transport                  | 5                                                                                                                             | Site is within 400m walking distance of one or more services                                                                                                                       |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                             | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |                       |                  |
| Vehicle Access                    | 3                                                                                                                             | There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site                                        |                       |                  |
| Strategic Road Access             | N/A                                                                                                                           |                                                                                                                                                                                    |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                             | Site does not contain any designated heritage assets                                                                                                                               |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                             | Site does not contain any non-designated heritage assets                                                                                                                           |                       |                  |
| Archaeological Assets             | 5                                                                                                                             | Site is not thought to contain any assets of archaeological interest                                                                                                               |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                             | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |                       |                  |
| Defined Open Space                | 0                                                                                                                             | The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                         |                       |                  |
| Green Belt & Green Wedge          | 0                                                                                                                             | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                      |                       |                  |
| Land Classification               | 0                                                                                                                             | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |                       |                  |
| Protected Natural Features        | 5                                                                                                                             | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features           |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                             | Site is wholly within Flood Zone 1                                                                                                                                                 |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                             | Site is in excess of 500m from a designated AQMA                                                                                                                                   |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                             | Ground treatment is not expected to be required                                                                                                                                    |                       |                  |
| Neighbouring Constraints          | N/A                                                                                                                           |                                                                                                                                                                                    |                       |                  |
| Proximity to Key Services         | N/A                                                                                                                           |                                                                                                                                                                                    |                       |                  |
| Community Facilities              | 0                                                                                                                             | Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                   |                       |                  |
| Comments on Suitability           | Outside of DSB. In range of P&R and bus stops. Vehicular access would have to be created from A130. Outdoor Sports (Private). |                                                                                                                                                                                    |                       |                  |
| Availability Criteria:            |                                                                                                                               |                                                                                                                                                                                    | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                             | Held by developer/willing owner/public sector                                                                                                                                      |                       |                  |
| Land Condition                    | 4                                                                                                                             | Established single use                                                                                                                                                             |                       |                  |
| Legal Constraints                 | 3                                                                                                                             | Site may possibly face legal issues                                                                                                                                                |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                           |                                                                                                                                                                                    |                       |                  |
| Comments on Availability          | Potential legal implications surrounding existing golf uses. Site currently in use for other purposes.                        |                                                                                                                                                                                    |                       |                  |
| Achievability Criteria:           |                                                                                                                               |                                                                                                                                                                                    | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                             | Development is likely viable                                                                                                                                                       |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                             | Up to 5 years                                                                                                                                                                      |                       |                  |
| Comments on Achievability         |                                                                                                                               |                                                                                                                                                                                    |                       |                  |

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| SHELAA Reference: 21SHELAA81      |                                                                                                                                                                                                        | RAG Rating:                                                                                                                                                                          | Yellow                | 01 November 2025 |
| Site Address:                     | Field South Of Little Waltham Lodge, Main Road, Little Waltham, Chelmsford, Essex                                                                                                                      |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Little Waltham                                                                                                                                                                                         | Total Score:                                                                                                                                                                         | 100                   |                  |
| Developable Site Area (ha):       | 6.96                                                                                                                                                                                                   | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 119                                                                                                                                                                                                    | Typology:                                                                                                                                                                            | 2                     |                  |
| Proposed Use:                     | Residential - Older persons                                                                                                                                                                            | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                                        |                                                                                                                                                                                      | Suitability Rating:   | Yellow           |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                      | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                      | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 0                                                                                                                                                                                                      | Site is in excess of 2km walking distance of an employment allocation                                                                                                                |                       |                  |
| Public Transport                  | 5                                                                                                                                                                                                      | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                      | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 3                                                                                                                                                                                                      | There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site                                          |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                    |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 3                                                                                                                                                                                                      | Site is adjacent to one or more designated heritage assets                                                                                                                           |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                      | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                      | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                      | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                                                      | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                      | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 0                                                                                                                                                                                                      | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                      | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                      | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                      | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                                      | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                                      | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 3                                                                                                                                                                                                      | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |                       |                  |
| Community Facilities              | 3                                                                                                                                                                                                      | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Adjacent Grade II Listed Building. Many trees protected by TPO/2001/040 including along the west and east of the site, TPO/2001/040 and many individual trees. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                                        |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 3                                                                                                                                                                                                      | Promoter has an option to purchase site or collaborate with existing owner                                                                                                           |                       |                  |
| Land Condition                    | 5                                                                                                                                                                                                      | Vacant land & buildings                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                      | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                    |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          |                                                                                                                                                                                                        |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                                        |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                                                      | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                      | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                                        |                                                                                                                                                                                      |                       |                  |

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| SHELAA Reference: 21SHELAA82      |                                                                                                                                                                                        | RAG Rating:                                                                                                                                                                                                                                                            | Amber                 | 01 November 2025 |
| Site Address:                     | Land East Of The Anchor, Runsell Green, Danbury, Chelmsford, Essex                                                                                                                     |                                                                                                                                                                                                                                                                        |                       |                  |
| Parish:                           | Danbury                                                                                                                                                                                | Total Score:                                                                                                                                                                                                                                                           | 102                   |                  |
| Developable Site Area (ha):       | 3.84                                                                                                                                                                                   | Reason for discounted areas:                                                                                                                                                                                                                                           |                       |                  |
| Potential Yield:                  | 75                                                                                                                                                                                     | Typology:                                                                                                                                                                                                                                                              | 3                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                                            | Comments on the size of site:                                                                                                                                                                                                                                          |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                        |                                                                                                                                                                                                                                                                        | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                                      | Site is outside of any existing/proposed employment allocation                                                                                                                                                                                                         |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                      | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                                                                                     |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                      | Site is within 2km walking distance of an employment allocation                                                                                                                                                                                                        |                       |                  |
| Public Transport                  | 5                                                                                                                                                                                      | Site is within 400m walking distance of one or more services                                                                                                                                                                                                           |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                      | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                                                                                 |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                      | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                                                                                       |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                    |                                                                                                                                                                                                                                                                        |                       |                  |
| Designated Heritage Assets        | 3                                                                                                                                                                                      | Site is adjacent to one or more designated heritage assets                                                                                                                                                                                                             |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                      | Site does not contain any non-designated heritage assets                                                                                                                                                                                                               |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                                      | Site is not thought to contain any assets of archaeological interest                                                                                                                                                                                                   |                       |                  |
| Minerals & Waste Constraints      | 0                                                                                                                                                                                      | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                                      | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                                                                                       |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                      | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                                                                                    |                       |                  |
| Land Classification               | 3                                                                                                                                                                                      | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use                                                                                                                     |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                                      | Site partially or wholly comprises of one or more protected natural features                                                                                                                                                                                           |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                      | Site is wholly within Flood Zone 1                                                                                                                                                                                                                                     |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                      | Site is in excess of 500m from a designated AQMA                                                                                                                                                                                                                       |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                      | Ground treatment is not expected to be required                                                                                                                                                                                                                        |                       |                  |
| Neighbouring Constraints          | 0                                                                                                                                                                                      | Site has neighbouring constraints with no potential for mitigation                                                                                                                                                                                                     |                       |                  |
| Proximity to Key Services         | 3                                                                                                                                                                                      | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                                                                                                           |                       |                  |
| Community Facilities              | 3                                                                                                                                                                                      | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                                                                   |                       |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Informal access off Maldon Road. Adjacent to Grade II Listed Building. Trees protected by TPO/1990/023 mainly straddling the eastern boundary. |                                                                                                                                                                                                                                                                        |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                        |                                                                                                                                                                                                                                                                        | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                                                                      | Held by developer/willing owner/public sector                                                                                                                                                                                                                          |                       |                  |
| Land Condition                    | 5                                                                                                                                                                                      | Vacant land & buildings                                                                                                                                                                                                                                                |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                                      | Site does not face any known legal issues                                                                                                                                                                                                                              |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                    |                                                                                                                                                                                                                                                                        |                       |                  |
| Comments on Availability          |                                                                                                                                                                                        |                                                                                                                                                                                                                                                                        |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                        |                                                                                                                                                                                                                                                                        | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                                      | Development is likely viable                                                                                                                                                                                                                                           |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                      | Up to 5 years                                                                                                                                                                                                                                                          |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                        |                                                                                                                                                                                                                                                                        |                       |                  |

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| SHELAA Reference: 21SHELAA83      |                                                                      | RAG Rating:                                                                                                                                                                                                                                                            | Amber                                                               | 01 November 2025 |
| Site Address:                     | Silver Ash, Cranham Road, Little Waltham, Chelmsford, Essex, CM3 3NB |                                                                                                                                                                                                                                                                        |                                                                     |                  |
| Parish:                           | Little Waltham                                                       | Total Score:                                                                                                                                                                                                                                                           | 76                                                                  |                  |
| Developable Site Area (ha):       | 0.41                                                                 | Reason for discounted areas:                                                                                                                                                                                                                                           |                                                                     |                  |
| Potential Yield:                  | 0                                                                    | Typology:                                                                                                                                                                                                                                                              | 34+36                                                               |                  |
| Proposed Use:                     | Employment                                                           | Comments on the size of site:                                                                                                                                                                                                                                          | Current size of site is not suitable for large scale industrial use |                  |
| Suitability Criteria:             |                                                                      |                                                                                                                                                                                                                                                                        | Suitability Rating:                                                 | Amber            |
| Proximity to Employment Areas     | N/A                                                                  |                                                                                                                                                                                                                                                                        |                                                                     |                  |
| Impact on Retail Areas            | N/A                                                                  |                                                                                                                                                                                                                                                                        |                                                                     |                  |
| Proximity to the Workplace        | N/A                                                                  |                                                                                                                                                                                                                                                                        |                                                                     |                  |
| Public Transport                  | 0                                                                    | Site is in excess of 400m walking distance from all services                                                                                                                                                                                                           |                                                                     |                  |
| PROW and Cycling Connectivity     | 0                                                                    | Site is not connected to either an existing PROW or cycle network                                                                                                                                                                                                      |                                                                     |                  |
| Vehicle Access                    | 5                                                                    | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                                                                                       |                                                                     |                  |
| Strategic Road Access             | 0                                                                    | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road                                                                                                                                 |                                                                     |                  |
| Designated Heritage Assets        | 5                                                                    | Site does not contain any designated heritage assets                                                                                                                                                                                                                   |                                                                     |                  |
| Non-Designated Heritage Assets    | 5                                                                    | Site does not contain any non-designated heritage assets                                                                                                                                                                                                               |                                                                     |                  |
| Archaeological Assets             | 5                                                                    | Site is not thought to contain any assets of archaeological interest                                                                                                                                                                                                   |                                                                     |                  |
| Minerals & Waste Constraints      | 0                                                                    | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development |                                                                     |                  |
| Defined Open Space                | 5                                                                    | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                                                                                       |                                                                     |                  |
| Green Belt & Green Wedge          | 5                                                                    | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                                                                                    |                                                                     |                  |
| Land Classification               | 0                                                                    | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                                                                           |                                                                     |                  |
| Protected Natural Features        | 3                                                                    | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature                                                         |                                                                     |                  |
| Flood Risk Constraints            | 5                                                                    | Site is wholly within Flood Zone 1                                                                                                                                                                                                                                     |                                                                     |                  |
| Air Quality Management Areas      | 5                                                                    | Site is in excess of 500m from a designated AQMA                                                                                                                                                                                                                       |                                                                     |                  |
| Ground Condition Constraints      | 5                                                                    | Ground treatment is not expected to be required                                                                                                                                                                                                                        |                                                                     |                  |
| Neighbouring Constraints          | N/A                                                                  |                                                                                                                                                                                                                                                                        |                                                                     |                  |
| Proximity to Key Services         | N/A                                                                  |                                                                                                                                                                                                                                                                        |                                                                     |                  |
| Community Facilities              | 5                                                                    | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                                                                      |                                                                     |                  |
| Comments on Suitability           | Outside of DSB. Within 100m of TPO/2003/007.                         |                                                                                                                                                                                                                                                                        |                                                                     |                  |
| Availability Criteria:            |                                                                      |                                                                                                                                                                                                                                                                        | Availability Rating:                                                | Green            |
| Land Ownership                    | 5                                                                    | Held by developer/willing owner/public sector                                                                                                                                                                                                                          |                                                                     |                  |
| Land Condition                    | 3                                                                    | Low intensity land uses                                                                                                                                                                                                                                                |                                                                     |                  |
| Legal Constraints                 | 5                                                                    | Site does not face any known legal issues                                                                                                                                                                                                                              |                                                                     |                  |
| Planning Permission or Allocation | N/A                                                                  |                                                                                                                                                                                                                                                                        |                                                                     |                  |
| Comments on Availability          | Site currently in use for other purposes.                            |                                                                                                                                                                                                                                                                        |                                                                     |                  |
| Achievability Criteria:           |                                                                      |                                                                                                                                                                                                                                                                        | Achievability Rating:                                               | Green            |
| Viability                         | 5                                                                    | Development is likely viable                                                                                                                                                                                                                                           |                                                                     |                  |
| Timescale for Deliverability      | 5                                                                    | Up to 5 years                                                                                                                                                                                                                                                          |                                                                     |                  |
| Comments on Achievability         |                                                                      |                                                                                                                                                                                                                                                                        |                                                                     |                  |

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| SHELAA Reference: 21SHELAA84      |                                                                                                                                                                                                                                                                            | RAG Rating:                                                                                                                                                                                                                                                            | Amber                 | 01 November 2025 |
| Site Address:                     | Land North, South And East Of Sheepcotes Wood, Essex Regiment Way, Little Waltham, Chelmsford, Essex                                                                                                                                                                       |                                                                                                                                                                                                                                                                        |                       |                  |
| Parish:                           | Little Waltham                                                                                                                                                                                                                                                             | Total Score:                                                                                                                                                                                                                                                           | 94                    |                  |
| Developable Site Area (ha):       | 57.88                                                                                                                                                                                                                                                                      | Reason for discounted areas:                                                                                                                                                                                                                                           |                       |                  |
| Potential Yield:                  | 922                                                                                                                                                                                                                                                                        | Typology:                                                                                                                                                                                                                                                              | 26                    |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                                                                                | Comments on the size of site:                                                                                                                                                                                                                                          |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                        | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                                                          | Site is outside of any existing/proposed employment allocation                                                                                                                                                                                                         |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                                                          | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                                                                                     |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                                                          | Site is within 2km walking distance of an employment allocation                                                                                                                                                                                                        |                       |                  |
| Public Transport                  | 5                                                                                                                                                                                                                                                                          | Site is within 400m walking distance of one or more services                                                                                                                                                                                                           |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                                                          | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                                                                                 |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                                                          | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                                                                                       |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                        |                       |                  |
| Designated Heritage Assets        | 3                                                                                                                                                                                                                                                                          | Site is adjacent to one or more designated heritage assets                                                                                                                                                                                                             |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                                                                          | Site does not contain any non-designated heritage assets                                                                                                                                                                                                               |                       |                  |
| Archaeological Assets             | 3                                                                                                                                                                                                                                                                          | Site is thought to be adjacent to one or more assets of archaeological interest                                                                                                                                                                                        |                       |                  |
| Minerals & Waste Constraints      | 0                                                                                                                                                                                                                                                                          | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development |                       |                  |
| Defined Open Space                | 3                                                                                                                                                                                                                                                                          | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                                                                                          | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                                                                                    |                       |                  |
| Land Classification               | 0                                                                                                                                                                                                                                                                          | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                                                                           |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                                                          | Site partially or wholly comprises of one or more protected natural features                                                                                                                                                                                           |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                                                                                          | Site is wholly within Flood Zone 1                                                                                                                                                                                                                                     |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                                          | Site is in excess of 500m from a designated AQMA                                                                                                                                                                                                                       |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                                                                                                          | Ground treatment is not expected to be required                                                                                                                                                                                                                        |                       |                  |
| Neighbouring Constraints          | 0                                                                                                                                                                                                                                                                          | Site has neighbouring constraints with no potential for mitigation                                                                                                                                                                                                     |                       |                  |
| Proximity to Key Services         | 3                                                                                                                                                                                                                                                                          | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                                                                                                           |                       |                  |
| Community Facilities              | 3                                                                                                                                                                                                                                                                          | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                                                                   |                       |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Vehicular access via track off Essex Regiment Way. Adjacent to Grade II Listed Buildings. Natural Green Space (Limited Access). Stonage Wood (LoWS) lies within the site and surrounds Sheepcotes Wood (LoWS) Ancient Wood, ID 851. |                                                                                                                                                                                                                                                                        |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                        | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                                                                                          | Held by developer/willing owner/public sector                                                                                                                                                                                                                          |                       |                  |
| Land Condition                    | 5                                                                                                                                                                                                                                                                          | Vacant land & buildings                                                                                                                                                                                                                                                |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                                                                          | Site does not face any known legal issues                                                                                                                                                                                                                              |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                        |                       |                  |
| Comments on Availability          |                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                        |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                        | Achievability Rating: | Yellow           |
| Viability                         | 5                                                                                                                                                                                                                                                                          | Development is likely viable                                                                                                                                                                                                                                           |                       |                  |
| Timescale for Deliverability      | 4                                                                                                                                                                                                                                                                          | Over 5 years                                                                                                                                                                                                                                                           |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                        |                       |                  |



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| SHELAA Reference: 21SHELAA85      |                                                                                                                                                                                       | RAG Rating:                                                                                                                                                                       | Red                                                         | 01 November 2025 |
| Site Address:                     | Land East And North East Of Three Mile Hill Roundabout, Margaretting, Ingatestone, Essex                                                                                              |                                                                                                                                                                                   |                                                             |                  |
| Parish:                           | Margaretting                                                                                                                                                                          | Total Score:                                                                                                                                                                      | 81                                                          |                  |
| Developable Site Area (ha):       | 33.3                                                                                                                                                                                  | Reason for discounted areas:                                                                                                                                                      |                                                             |                  |
| Potential Yield:                  | 0                                                                                                                                                                                     | Typology:                                                                                                                                                                         | 34+35+38                                                    |                  |
| Proposed Use:                     | Employment                                                                                                                                                                            | Comments on the size of site:                                                                                                                                                     | Size of site is potentially suitable for all employment use |                  |
| Suitability Criteria:             |                                                                                                                                                                                       |                                                                                                                                                                                   | Suitability Rating:                                         | Red              |
| Proximity to Employment Areas     | N/A                                                                                                                                                                                   |                                                                                                                                                                                   |                                                             |                  |
| Impact on Retail Areas            | N/A                                                                                                                                                                                   |                                                                                                                                                                                   |                                                             |                  |
| Proximity to the Workplace        | N/A                                                                                                                                                                                   |                                                                                                                                                                                   |                                                             |                  |
| Public Transport                  | 5                                                                                                                                                                                     | Site is within 400m walking distance of one or more services                                                                                                                      |                                                             |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                     | Site is within 100m walking distance to either a PROW or cycle network                                                                                                            |                                                             |                  |
| Vehicle Access                    | 3                                                                                                                                                                                     | There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site                                       |                                                             |                  |
| Strategic Road Access             | 5                                                                                                                                                                                     | Site has direct access to or is adjacent to the strategic road network                                                                                                            |                                                             |                  |
| Designated Heritage Assets        | 5                                                                                                                                                                                     | Site does not contain any designated heritage assets                                                                                                                              |                                                             |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                     | Site does not contain any non-designated heritage assets                                                                                                                          |                                                             |                  |
| Archaeological Assets             | 0                                                                                                                                                                                     | Site is thought to contain one or more assets of archaeological interest                                                                                                          |                                                             |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                     | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                          |                                                             |                  |
| Defined Open Space                | 5                                                                                                                                                                                     | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                  |                                                             |                  |
| Green Belt & Green Wedge          | 0                                                                                                                                                                                     | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                     |                                                             |                  |
| Land Classification               | 0                                                                                                                                                                                     | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                      |                                                             |                  |
| Protected Natural Features        | 0                                                                                                                                                                                     | Site partially or wholly comprises of one or more protected natural features                                                                                                      |                                                             |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                     | Site is wholly within Flood Zone 1                                                                                                                                                |                                                             |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                     | Site is in excess of 500m from a designated AQMA                                                                                                                                  |                                                             |                  |
| Ground Condition Constraints      | 3                                                                                                                                                                                     | Ground treatment is expected to be required on part of the site                                                                                                                   |                                                             |                  |
| Neighbouring Constraints          | N/A                                                                                                                                                                                   |                                                                                                                                                                                   |                                                             |                  |
| Proximity to Key Services         | N/A                                                                                                                                                                                   |                                                                                                                                                                                   |                                                             |                  |
| Community Facilities              | 5                                                                                                                                                                                     | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                                                             |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Within 100m of Hylands Park (LoWS). Tree protected by TPO/2004/023 on the south-western boundary.SOPC000445, chl542 on the centre of the site. |                                                                                                                                                                                   |                                                             |                  |
| Availability Criteria:            |                                                                                                                                                                                       |                                                                                                                                                                                   | Availability Rating:                                        | Green            |
| Land Ownership                    | 5                                                                                                                                                                                     | Held by developer/willing owner/public sector                                                                                                                                     |                                                             |                  |
| Land Condition                    | 5                                                                                                                                                                                     | Vacant land & buildings                                                                                                                                                           |                                                             |                  |
| Legal Constraints                 | 5                                                                                                                                                                                     | Site does not face any known legal issues                                                                                                                                         |                                                             |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                   |                                                                                                                                                                                   |                                                             |                  |
| Comments on Availability          |                                                                                                                                                                                       |                                                                                                                                                                                   |                                                             |                  |
| Achievability Criteria:           |                                                                                                                                                                                       |                                                                                                                                                                                   | Achievability Rating:                                       | Green            |
| Viability                         | 5                                                                                                                                                                                     | Development is likely viable                                                                                                                                                      |                                                             |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                     | Up to 5 years                                                                                                                                                                     |                                                             |                  |
| Comments on Achievability         |                                                                                                                                                                                       |                                                                                                                                                                                   |                                                             |                  |

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| SHELAA Reference: 21SHELAA86      |                                                                             | RAG Rating:                                                                                                                                                                        | Green                             | 01 November 2025 |
| Site Address:                     | Land North East Of Batemans Cottages, Boyton Cross, Roxwell, Chelmsford     |                                                                                                                                                                                    |                                   |                  |
| Parish:                           | Roxwell                                                                     | Total Score:                                                                                                                                                                       | 98                                |                  |
| Developable Site Area (ha):       | 0.723                                                                       | Reason for discounted areas:                                                                                                                                                       | Gas installation buffer (8.497ha) |                  |
| Potential Yield:                  | 0                                                                           | Typology:                                                                                                                                                                          | N/A                               |                  |
| Proposed Use:                     | Community Facility                                                          | Comments on the size of site:                                                                                                                                                      |                                   |                  |
| Suitability Criteria:             |                                                                             |                                                                                                                                                                                    | Suitability Rating:               | Green            |
| Proximity to Employment Areas     | 5                                                                           | Site is outside of any existing/proposed employment allocation                                                                                                                     |                                   |                  |
| Impact on Retail Areas            | 5                                                                           | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |                                   |                  |
| Proximity to the Workplace        | N/A                                                                         |                                                                                                                                                                                    |                                   |                  |
| Public Transport                  | 5                                                                           | Site is within 400m walking distance of one or more services                                                                                                                       |                                   |                  |
| PROW and Cycling Connectivity     | 5                                                                           | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |                                   |                  |
| Vehicle Access                    | 5                                                                           | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |                                   |                  |
| Strategic Road Access             | N/A                                                                         |                                                                                                                                                                                    |                                   |                  |
| Designated Heritage Assets        | 5                                                                           | Site does not contain any designated heritage assets                                                                                                                               |                                   |                  |
| Non-Designated Heritage Assets    | 5                                                                           | Site does not contain any non-designated heritage assets                                                                                                                           |                                   |                  |
| Archaeological Assets             | 0                                                                           | Site is thought to contain one or more assets of archaeological interest                                                                                                           |                                   |                  |
| Minerals & Waste Constraints      | 5                                                                           | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |                                   |                  |
| Defined Open Space                | 5                                                                           | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |                                   |                  |
| Green Belt & Green Wedge          | 5                                                                           | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                |                                   |                  |
| Land Classification               | 0                                                                           | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |                                   |                  |
| Protected Natural Features        | 5                                                                           | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features           |                                   |                  |
| Flood Risk Constraints            | 5                                                                           | Site is wholly within Flood Zone 1                                                                                                                                                 |                                   |                  |
| Air Quality Management Areas      | 5                                                                           | Site is in excess of 500m from a designated AQMA                                                                                                                                   |                                   |                  |
| Ground Condition Constraints      | 3                                                                           | Ground treatment is expected to be required on part of the site                                                                                                                    |                                   |                  |
| Neighbouring Constraints          | N/A                                                                         |                                                                                                                                                                                    |                                   |                  |
| Proximity to Key Services         | N/A                                                                         |                                                                                                                                                                                    |                                   |                  |
| Community Facilities              | 5                                                                           | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |                                   |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. SOPC000202 on southern half of site. |                                                                                                                                                                                    |                                   |                  |
| Availability Criteria:            |                                                                             |                                                                                                                                                                                    | Availability Rating:              | Green            |
| Land Ownership                    | 5                                                                           | Held by developer/willing owner/public sector                                                                                                                                      |                                   |                  |
| Land Condition                    | 5                                                                           | Vacant land & buildings                                                                                                                                                            |                                   |                  |
| Legal Constraints                 | 5                                                                           | Site does not face any known legal issues                                                                                                                                          |                                   |                  |
| Planning Permission or Allocation | N/A                                                                         |                                                                                                                                                                                    |                                   |                  |
| Comments on Availability          |                                                                             |                                                                                                                                                                                    |                                   |                  |
| Achievability Criteria:           |                                                                             |                                                                                                                                                                                    | Achievability Rating:             | Green            |
| Viability                         | 5                                                                           | Development is likely viable                                                                                                                                                       |                                   |                  |
| Timescale for Deliverability      | 5                                                                           | Up to 5 years                                                                                                                                                                      |                                   |                  |
| Comments on Achievability         |                                                                             |                                                                                                                                                                                    |                                   |                  |

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| SHELAA Reference: 21SHELAA88      |                                                                                                                                                                                                                | RAG Rating:                                                                                                                                                                          | Amber                 | 01 November 2025 |
| Site Address:                     | Land North West Of Gubbions Hall Farm, Banters Lane, Great Leighs, Chelmsford                                                                                                                                  |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Great Leighs                                                                                                                                                                                                   | Total Score:                                                                                                                                                                         | 98                    |                  |
| Developable Site Area (ha):       | 6.87                                                                                                                                                                                                           | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 118                                                                                                                                                                                                            | Typology:                                                                                                                                                                            | 2                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                    | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                |                                                                                                                                                                                      | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                              | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                              | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                              | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 0                                                                                                                                                                                                              | Site is in excess of 400m walking distance from all services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                              | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                              | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                            |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                                                                                                              | Site does not contain any designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                              | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                              | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 2                                                                                                                                                                                                              | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment           |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                                                              | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                              | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 0                                                                                                                                                                                                              | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                              | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                              | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                              | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 3                                                                                                                                                                                                              | Ground treatment is expected to be required on part of the site                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                                              | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 0                                                                                                                                                                                                              | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                       |                  |
| Community Facilities              | 3                                                                                                                                                                                                              | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Adjacent to DSB. Vehicular access via Banters Lane. Adjacent Sandylay and Moat Woods (LoWS) and Essex Wildlife Trust Nature Reserve and Ancient Woodland, ID 828. SOPC000653 on the northern boundary, chl644. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                                                |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                              | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 5                                                                                                                                                                                                              | Vacant land & buildings                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                              | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                            |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          |                                                                                                                                                                                                                |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                                                              | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                              | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                                                |                                                                                                                                                                                      |                       |                  |

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| SHELAA Reference: 21SHELAA89      |                                                                                                                                                                                                                          | RAG Rating:                                                                                                                                                                          | Amber                 | 01 November 2025 |
| Site Address:                     | Land East Of Little Rye Fields, Little Rye Fields, Chelmsford                                                                                                                                                            |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Great Leighs                                                                                                                                                                                                             | Total Score:                                                                                                                                                                         | 106                   |                  |
| Developable Site Area (ha):       | 2.48                                                                                                                                                                                                                     | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 49                                                                                                                                                                                                                       | Typology:                                                                                                                                                                            | 3                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                              | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                          |                                                                                                                                                                                      | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                        | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                        | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                        | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 5                                                                                                                                                                                                                        | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                        | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 3                                                                                                                                                                                                                        | There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site                                          |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                                      |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 5                                                                                                                                                                                                                        | Site does not contain any designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                        | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                        | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                                        | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                                                                        | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                                        | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 0                                                                                                                                                                                                                        | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                        | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                                        | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                        | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                                                        | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                                                        | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 0                                                                                                                                                                                                                        | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                       |                  |
| Community Facilities              | 3                                                                                                                                                                                                                        | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Trees along the western boundary protected under TPO/2014/031 and adjacent Sandyway and Moat Woods (LoWS) and Essex Wildlife Trust Nature Reserve and Ancient Woodland, ID 828 . |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                                                          |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                                        | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 5                                                                                                                                                                                                                        | Vacant land & buildings                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                        | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                      |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          |                                                                                                                                                                                                                          |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                          |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                                                                        | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                        | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                                                          |                                                                                                                                                                                      |                       |                  |

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| SHELAA Reference: 21SHELAA90      |                                                                                                                                                                                                                                                                          | RAG Rating:                                                                                                                                                                          | Amber                 | 01 November 2025 |
| Site Address:                     | Field Adjacent Mill House, Mill Lane, Great Leighs, Chelmsford, Essex                                                                                                                                                                                                    |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Great Leighs                                                                                                                                                                                                                                                             | Total Score:                                                                                                                                                                         | 97                    |                  |
| Developable Site Area (ha):       | 12                                                                                                                                                                                                                                                                       | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 206                                                                                                                                                                                                                                                                      | Typology:                                                                                                                                                                            | 2                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                                                                              | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                                                          |                                                                                                                                                                                      | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                                                        | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                                                        | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                                                        | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 0                                                                                                                                                                                                                                                                        | Site is in excess of 400m walking distance from all services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                                                        | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                                                        | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                                                      |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 3                                                                                                                                                                                                                                                                        | Site is adjacent to one or more designated heritage assets                                                                                                                           |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                                                                        | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                                                                        | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 2                                                                                                                                                                                                                                                                        | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment           |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                                                                                                                        | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                                                                                        | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 0                                                                                                                                                                                                                                                                        | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                                                        | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                                                                                        | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                                        | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                                                                                                        | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                                                                                                        | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 0                                                                                                                                                                                                                                                                        | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                       |                  |
| Community Facilities              | 3                                                                                                                                                                                                                                                                        | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Outside of DSB. Adjacent to Grade II Listed Building and Scheduled Monument.Adjacent Sandylay and Moat Woods (LoWS) and Essex Wildlife Trust Nature Reserve and Ancient Woodland, ID 828. Also within 15m of trees protected by TPO/1984/018 which may be veteran trees. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                                                          |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                                                                                        | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 5                                                                                                                                                                                                                                                                        | Vacant land & buildings                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                                                                        | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                                                      |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          |                                                                                                                                                                                                                                                                          |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                                                          |                                                                                                                                                                                      | Achievability Rating: | Yellow           |
| Viability                         | 5                                                                                                                                                                                                                                                                        | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 4                                                                                                                                                                                                                                                                        | Over 5 years                                                                                                                                                                         |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                                                          |                                                                                                                                                                                      |                       |                  |

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| <b>SHELAA Reference: 21SHELAA91</b> |                                                                                                                                                                                                         | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                       | Land Adjacent The Fox And Raven, Chelmer Village Way, Springfield, Chelmsford, Essex                                                                                                                    |                                                                                                                                                                                      |              |                         |
| Parish:                             | Springfield                                                                                                                                                                                             | Total Score:                                                                                                                                                                         | 90           |                         |
| Developable Site Area (ha):         | 1.64                                                                                                                                                                                                    | Reason for discounted areas:                                                                                                                                                         |              |                         |
| Potential Yield:                    | 37                                                                                                                                                                                                      | Typology:                                                                                                                                                                            | 3            |                         |
| Proposed Use:                       | Residential                                                                                                                                                                                             | Comments on the size of site:                                                                                                                                                        |              |                         |
| <b>Suitability Criteria:</b>        |                                                                                                                                                                                                         | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Red</b>   |                         |
| Proximity to Employment Areas       | 5                                                                                                                                                                                                       | Site is outside of any existing/proposed employment allocation                                                                                                                       |              |                         |
| Impact on Retail Areas              | 5                                                                                                                                                                                                       | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |              |                         |
| Proximity to the Workplace          | 5                                                                                                                                                                                                       | Site is within 2km walking distance of an employment allocation                                                                                                                      |              |                         |
| Public Transport                    | 5                                                                                                                                                                                                       | Site is within 400m walking distance of one or more services                                                                                                                         |              |                         |
| PROW and Cycling Connectivity       | 5                                                                                                                                                                                                       | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |              |                         |
| Vehicle Access                      | 5                                                                                                                                                                                                       | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |              |                         |
| Strategic Road Access               | N/A                                                                                                                                                                                                     |                                                                                                                                                                                      |              |                         |
| Designated Heritage Assets          | 0                                                                                                                                                                                                       | Site contains one or more designated heritage assets                                                                                                                                 |              |                         |
| Non-Designated Heritage Assets      | 5                                                                                                                                                                                                       | Site does not contain any non-designated heritage assets                                                                                                                             |              |                         |
| Archaeological Assets               | 5                                                                                                                                                                                                       | Site is not thought to contain any assets of archaeological interest                                                                                                                 |              |                         |
| Minerals & Waste Constraints        | 5                                                                                                                                                                                                       | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |              |                         |
| Defined Open Space                  | 0                                                                                                                                                                                                       | The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                           |              |                         |
| Green Belt & Green Wedge            | 0                                                                                                                                                                                                       | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |              |                         |
| Land Classification                 | 3                                                                                                                                                                                                       | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use                                   |              |                         |
| Protected Natural Features          | 0                                                                                                                                                                                                       | Site partially or wholly comprises of one or more protected natural features                                                                                                         |              |                         |
| Flood Risk Constraints              | 1                                                                                                                                                                                                       | 25%-50% of the site area is within Flood Zone 3                                                                                                                                      |              |                         |
| Air Quality Management Areas        | 5                                                                                                                                                                                                       | Site is in excess of 500m from a designated AQMA                                                                                                                                     |              |                         |
| Ground Condition Constraints        | 5                                                                                                                                                                                                       | Ground treatment is not expected to be required                                                                                                                                      |              |                         |
| Neighbouring Constraints            | 0                                                                                                                                                                                                       | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |              |                         |
| Proximity to Key Services           | 5                                                                                                                                                                                                       | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                        |              |                         |
| Community Facilities                | 3                                                                                                                                                                                                       | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |              |                         |
| Comments on Suitability             | Outside of DSB. In range of bus stops. Site is within Conservation Area. Adjacent to Grade II Listed Building. Accessible Natural Green Space. Chelmsford Watermeadows (LoWS) approx half of site area. |                                                                                                                                                                                      |              |                         |
| <b>Availability Criteria:</b>       |                                                                                                                                                                                                         | <b>Availability Rating:</b>                                                                                                                                                          | <b>Green</b> |                         |
| Land Ownership                      | 3                                                                                                                                                                                                       | Promoter has an option to purchase site or collaborate with existing owner                                                                                                           |              |                         |
| Land Condition                      | 5                                                                                                                                                                                                       | Vacant land & buildings                                                                                                                                                              |              |                         |
| Legal Constraints                   | 5                                                                                                                                                                                                       | Site does not face any known legal issues                                                                                                                                            |              |                         |
| Planning Permission or Allocation   | Site already allocated in the Local Plan for future recreation use/SuDS                                                                                                                                 |                                                                                                                                                                                      |              |                         |
| Comments on Availability            |                                                                                                                                                                                                         |                                                                                                                                                                                      |              |                         |
| <b>Achievability Criteria:</b>      |                                                                                                                                                                                                         | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b> |                         |
| Viability                           | 5                                                                                                                                                                                                       | Development is likely viable                                                                                                                                                         |              |                         |
| Timescale for Deliverability        | 5                                                                                                                                                                                                       | Up to 5 years                                                                                                                                                                        |              |                         |
| Comments on Achievability           |                                                                                                                                                                                                         |                                                                                                                                                                                      |              |                         |

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| SHELAA Reference: 21SHELAA92      |                                                                                                                                                                                         | RAG Rating:                                                                                                                                                                          | Amber                                                       | 01 November 2025 |
| Site Address:                     | Site Huts, Chelmer Viaduct Development Site, Chelmer Road, Chelmsford, Essex                                                                                                            |                                                                                                                                                                                      |                                                             |                  |
| Parish:                           | Chelmsford                                                                                                                                                                              | Total Score:                                                                                                                                                                         | 93                                                          |                  |
| Developable Site Area (ha):       | 10.944                                                                                                                                                                                  | Reason for discounted areas:                                                                                                                                                         | Gas pipeline and buffer (0.246ha)                           |                  |
| Potential Yield:                  | 188                                                                                                                                                                                     | Typology:                                                                                                                                                                            | 2                                                           |                  |
| Proposed Use:                     | Mixed Use                                                                                                                                                                               | Comments on the size of site:                                                                                                                                                        | Size of site is potentially suitable for all employment use |                  |
| Suitability Criteria:             |                                                                                                                                                                                         |                                                                                                                                                                                      | Suitability Rating:                                         | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                                       | Site is outside of any existing/proposed employment allocation                                                                                                                       |                                                             |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                       | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                                                             |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                       | Site is within 2km walking distance of an employment allocation                                                                                                                      |                                                             |                  |
| Public Transport                  | 5                                                                                                                                                                                       | Site is within 400m walking distance of one or more services                                                                                                                         |                                                             |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                       | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                                                             |                  |
| Vehicle Access                    | 5                                                                                                                                                                                       | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                                                             |                  |
| Strategic Road Access             | 4                                                                                                                                                                                       | Site has direct access to or is adjacent to a primary road network                                                                                                                   |                                                             |                  |
| Designated Heritage Assets        | 0                                                                                                                                                                                       | Site contains one or more designated heritage assets                                                                                                                                 |                                                             |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                       | Site does not contain any non-designated heritage assets                                                                                                                             |                                                             |                  |
| Archaeological Assets             | 5                                                                                                                                                                                       | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                                                             |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                       | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                                                             |                  |
| Defined Open Space                | 0                                                                                                                                                                                       | The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                           |                                                             |                  |
| Green Belt & Green Wedge          | 0                                                                                                                                                                                       | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |                                                             |                  |
| Land Classification               | 3                                                                                                                                                                                       | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use                                   |                                                             |                  |
| Protected Natural Features        | 0                                                                                                                                                                                       | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                                                             |                  |
| Flood Risk Constraints            | 0                                                                                                                                                                                       | Over 50% of the site area is within Flood Zone 3                                                                                                                                     |                                                             |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                       | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                                                             |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                       | Ground treatment is not expected to be required                                                                                                                                      |                                                             |                  |
| Neighbouring Constraints          | 0                                                                                                                                                                                       | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |                                                             |                  |
| Proximity to Key Services         | 5                                                                                                                                                                                       | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                        |                                                             |                  |
| Community Facilities              | 3                                                                                                                                                                                       | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                                                             |                  |
| Comments on Suitability           | Adjacent to Urban Area. In range of bus stops. Site is within Conservation Area. Adjacent to Grade II Listed Buildings. Accessible Natural Green Space. Chelmsford Watermeadows (LoWS). |                                                                                                                                                                                      |                                                             |                  |
| Availability Criteria:            |                                                                                                                                                                                         |                                                                                                                                                                                      | Availability Rating:                                        | Green            |
| Land Ownership                    | 3                                                                                                                                                                                       | Promoter has an option to purchase site or collaborate with existing owner                                                                                                           |                                                             |                  |
| Land Condition                    | 5                                                                                                                                                                                       | Vacant land & buildings                                                                                                                                                              |                                                             |                  |
| Legal Constraints                 | 5                                                                                                                                                                                       | Site does not face any known legal issues                                                                                                                                            |                                                             |                  |
| Planning Permission or Allocation | Site already allocated in the Local Plan for future recreation use/SuDS                                                                                                                 |                                                                                                                                                                                      |                                                             |                  |
| Comments on Availability          |                                                                                                                                                                                         |                                                                                                                                                                                      |                                                             |                  |
| Achievability Criteria:           |                                                                                                                                                                                         |                                                                                                                                                                                      | Achievability Rating:                                       | Green            |
| Viability                         | 5                                                                                                                                                                                       | Development is likely viable                                                                                                                                                         |                                                             |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                       | Up to 5 years                                                                                                                                                                        |                                                             |                  |
| Comments on Achievability         |                                                                                                                                                                                         |                                                                                                                                                                                      |                                                             |                  |



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| SHELAA Reference: 21SHELAA93      |                                                                                                                                                                                                                                                                       | RAG Rating:                                                                                                                                                                          | Amber                                                       | 01 November 2025 |
| Site Address:                     | Land South West Of Pease Hall, Sandford Mill Road, Springfield, Chelmsford                                                                                                                                                                                            |                                                                                                                                                                                      |                                                             |                  |
| Parish:                           | Springfield                                                                                                                                                                                                                                                           | Total Score:                                                                                                                                                                         | 93                                                          |                  |
| Developable Site Area (ha):       | 20.406                                                                                                                                                                                                                                                                | Reason for discounted areas:                                                                                                                                                         | Gas pipeline and buffer (0.184ha)                           |                  |
| Potential Yield:                  | 350                                                                                                                                                                                                                                                                   | Typology:                                                                                                                                                                            | 1                                                           |                  |
| Proposed Use:                     | Mixed Use                                                                                                                                                                                                                                                             | Comments on the size of site:                                                                                                                                                        | Size of site is potentially suitable for all employment use |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                                                       |                                                                                                                                                                                      | Suitability Rating:                                         | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                                                     | Site is outside of any existing/proposed employment allocation                                                                                                                       |                                                             |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                                                     | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                                                             |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                                                     | Site is within 2km walking distance of an employment allocation                                                                                                                      |                                                             |                  |
| Public Transport                  | 5                                                                                                                                                                                                                                                                     | Site is within 400m walking distance of one or more services                                                                                                                         |                                                             |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                                                     | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                                                             |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                                                     | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                                                             |                  |
| Strategic Road Access             | 0                                                                                                                                                                                                                                                                     | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road                                               |                                                             |                  |
| Designated Heritage Assets        | 0                                                                                                                                                                                                                                                                     | Site contains one or more designated heritage assets                                                                                                                                 |                                                             |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                                                                     | Site does not contain any non-designated heritage assets                                                                                                                             |                                                             |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                                                                     | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                                                             |                  |
| Minerals & Waste Constraints      | 2                                                                                                                                                                                                                                                                     | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment           |                                                             |                  |
| Defined Open Space                | 0                                                                                                                                                                                                                                                                     | The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                           |                                                             |                  |
| Green Belt & Green Wedge          | 0                                                                                                                                                                                                                                                                     | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |                                                             |                  |
| Land Classification               | 3                                                                                                                                                                                                                                                                     | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use                                   |                                                             |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                                                     | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                                                             |                  |
| Flood Risk Constraints            | 2                                                                                                                                                                                                                                                                     | Up to 25% of the site area is within Flood Zone 3                                                                                                                                    |                                                             |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                                     | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                                                             |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                                                                                                     | Ground treatment is not expected to be required                                                                                                                                      |                                                             |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                                                                                                     | Site has no neighbouring constraints                                                                                                                                                 |                                                             |                  |
| Proximity to Key Services         | 5                                                                                                                                                                                                                                                                     | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                        |                                                             |                  |
| Community Facilities              | 3                                                                                                                                                                                                                                                                     | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                                                             |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Vehicluar access from Mill Vue Road and Sandford Mill Road. Site is within Conservation Area. Adjacent to Grade II Listed Buildings. Accessible Natural Green Space. Number of protected trees on site boundary, TPO/2004/021. |                                                                                                                                                                                      |                                                             |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                                                       |                                                                                                                                                                                      | Availability Rating:                                        | Green            |
| Land Ownership                    | 3                                                                                                                                                                                                                                                                     | Promoter has an option to purchase site or collaborate with existing owner                                                                                                           |                                                             |                  |
| Land Condition                    | 5                                                                                                                                                                                                                                                                     | Vacant land & buildings                                                                                                                                                              |                                                             |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                                                                     | Site does not face any known legal issues                                                                                                                                            |                                                             |                  |
| Planning Permission or Allocation | Site already allocated in the Local Plan for future recreation use/SuDS                                                                                                                                                                                               |                                                                                                                                                                                      |                                                             |                  |
| Comments on Availability          |                                                                                                                                                                                                                                                                       |                                                                                                                                                                                      |                                                             |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                                                       |                                                                                                                                                                                      | Achievability Rating:                                       | Green            |
| Viability                         | 5                                                                                                                                                                                                                                                                     | Development is likely viable                                                                                                                                                         |                                                             |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                                                     | Up to 5 years                                                                                                                                                                        |                                                             |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                                                       |                                                                                                                                                                                      |                                                             |                  |

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| SHELAA Reference: 21SHELAA95      |                                                                                                                                                                                                                                                                                             | RAG Rating:                                                                                                                                                                          | Red                   | 01 November 2025 |
| Site Address:                     | Land North West Of Hareswood, Elm Green Lane, Danbury, Chelmsford, Essex                                                                                                                                                                                                                    |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Danbury                                                                                                                                                                                                                                                                                     | Total Score:                                                                                                                                                                         | 100                   |                  |
| Developable Site Area (ha):       | 1.25                                                                                                                                                                                                                                                                                        | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 24                                                                                                                                                                                                                                                                                          | Typology:                                                                                                                                                                            | 4                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                                                                                                 | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                      | Suitability Rating:   | Red              |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                                                                           | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                                                                           | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 0                                                                                                                                                                                                                                                                                           | Site is in excess of 2km walking distance of an employment allocation                                                                                                                |                       |                  |
| Public Transport                  | 5                                                                                                                                                                                                                                                                                           | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                                                                           | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                                                                           | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 3                                                                                                                                                                                                                                                                                           | Site is adjacent to one or more designated heritage assets                                                                                                                           |                       |                  |
| Non-Designated Heritage Assets    | 3                                                                                                                                                                                                                                                                                           | Site is adjacent to one or more non-designated heritage assets                                                                                                                       |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                                                                                           | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                                                                                                           | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                                                                                                                                           | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                                                                                                           | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 0                                                                                                                                                                                                                                                                                           | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                                                                           | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                       |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                                                                                                           | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                                                           | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                                                                                                                           | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                                                                                                                           | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 3                                                                                                                                                                                                                                                                                           | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |                       |                  |
| Community Facilities              | 3                                                                                                                                                                                                                                                                                           | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Adjacent to DSB. In range of bus stops. Vehicular access from Riffhams Lane and Elm Green Lane. Adjacent to Registered Park and Garden. Site is adjacent to a Protected Lane. A group of trees protected by TPO/1979/009 lies within the site as well as 2 trees protected by TPO/1983/013. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 3                                                                                                                                                                                                                                                                                           | Promoter has an option to purchase site or collaborate with existing owner                                                                                                           |                       |                  |
| Land Condition                    | 5                                                                                                                                                                                                                                                                                           | Vacant land & buildings                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                                                                                           | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          |                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                                                                                                                                           | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                                                                           | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                      |                       |                  |

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| SHELAA Reference: 21SHELAA96      |                                                                                                                                                                                                                                                                                                                                                                              | RAG Rating:                                                                                                                                                                       | Yellow                                                        | 01 November 2025 |
| Site Address:                     | Land At Boreham Interchange, Colchester Road, Boreham, Chelmsford, Essex                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                   |                                                               |                  |
| Parish:                           | Boreham                                                                                                                                                                                                                                                                                                                                                                      | Total Score:                                                                                                                                                                      | 71                                                            |                  |
| Developable Site Area (ha):       | 48.689                                                                                                                                                                                                                                                                                                                                                                       | Reason for discounted areas:                                                                                                                                                      | Electricity line (0.336ha), Gas pipeline and buffer (0.225ha) |                  |
| Potential Yield:                  | 0                                                                                                                                                                                                                                                                                                                                                                            | Typology:                                                                                                                                                                         | 33+34+36                                                      |                  |
| Proposed Use:                     | Employment                                                                                                                                                                                                                                                                                                                                                                   | Comments on the size of site:                                                                                                                                                     | Size of site is potentially suitable for all employment use   |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                   | Suitability Rating:                                           | Yellow           |
| Proximity to Employment Areas     | N/A                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                   |                                                               |                  |
| Impact on Retail Areas            | N/A                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                   |                                                               |                  |
| Proximity to the Workplace        | N/A                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                   |                                                               |                  |
| Public Transport                  | 5                                                                                                                                                                                                                                                                                                                                                                            | Site is within 400m walking distance of one or more services                                                                                                                      |                                                               |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                                                                                                                                                            | Site is within 100m walking distance to either a PROW or cycle network                                                                                                            |                                                               |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                                                                                                                                                            | A route exists enabling vehicle access into/adjacent to the site                                                                                                                  |                                                               |                  |
| Strategic Road Access             | 5                                                                                                                                                                                                                                                                                                                                                                            | Site has direct access to or is adjacent to the strategic road network                                                                                                            |                                                               |                  |
| Designated Heritage Assets        | 0                                                                                                                                                                                                                                                                                                                                                                            | Site contains one or more designated heritage assets                                                                                                                              |                                                               |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                                                                                                                                                                            | Site does not contain any non-designated heritage assets                                                                                                                          |                                                               |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                                                                                                                                                                            | Site is not thought to contain any assets of archaeological interest                                                                                                              |                                                               |                  |
| Minerals & Waste Constraints      | 2                                                                                                                                                                                                                                                                                                                                                                            | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment        |                                                               |                  |
| Defined Open Space                | 3                                                                                                                                                                                                                                                                                                                                                                            | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                |                                                               |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                                                                                                                                                                                            | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                               |                                                               |                  |
| Land Classification               | 0                                                                                                                                                                                                                                                                                                                                                                            | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                      |                                                               |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                                                                                                                                                            | Site partially or wholly comprises of one or more protected natural features                                                                                                      |                                                               |                  |
| Flood Risk Constraints            | 0                                                                                                                                                                                                                                                                                                                                                                            | Over 50% of the site area is within Flood Zone 3                                                                                                                                  |                                                               |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                                                                                                                                            | Site is in excess of 500m from a designated AQMA                                                                                                                                  |                                                               |                  |
| Ground Condition Constraints      | 3                                                                                                                                                                                                                                                                                                                                                                            | Ground treatment is expected to be required on part of the site                                                                                                                   |                                                               |                  |
| Neighbouring Constraints          | N/A                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                   |                                                               |                  |
| Proximity to Key Services         | N/A                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                   |                                                               |                  |
| Community Facilities              | 5                                                                                                                                                                                                                                                                                                                                                                            | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                                                               |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Part of site in Conservation Area. Adjacent to Registered Park and Garden. Adjacent to Grade I Listed Building. Natural Green Space (Limited Access). Site borders Boreham House RPG and River Chelmer (LoWS). Tree belts protected by TPO/2002/085 are located both inside and on the border of the site.SOPC000569, chl461, chl512. |                                                                                                                                                                                   |                                                               |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                   | Availability Rating:                                          | Yellow           |
| Land Ownership                    | 3                                                                                                                                                                                                                                                                                                                                                                            | Promoter has an option to purchase site or collaborate with existing owner                                                                                                        |                                                               |                  |
| Land Condition                    | 2                                                                                                                                                                                                                                                                                                                                                                            | Established multiple uses                                                                                                                                                         |                                                               |                  |
| Legal Constraints                 | 3                                                                                                                                                                                                                                                                                                                                                                            | Site may possibly face legal issues                                                                                                                                               |                                                               |                  |
| Planning Permission or Allocation | 22/02270/FUL received, yet to be determined                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                   |                                                               |                  |
| Comments on Availability          | Potential for issues in removal of existing uses. Site currently in use for other purposes.                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                   |                                                               |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                   | Achievability Rating:                                         | Green            |
| Viability                         | 5                                                                                                                                                                                                                                                                                                                                                                            | Development is likely viable                                                                                                                                                      |                                                               |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                                                                                                                                                            | Up to 5 years                                                                                                                                                                     |                                                               |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                   |                                                               |                  |

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| <b>SHELAA Reference: 21SHELAA97</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Red</b>    | <b>01 November 2025</b> |
| Site Address:                       | Land Southeast And West Of Garage Block, Hunts Close, Writtle, Chelmsford, Essex                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                      |               |                         |
| Parish:                             | Writtle                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Total Score:                                                                                                                                                                         | 85            |                         |
| Developable Site Area (ha):         | 52.7                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Reason for discounted areas:                                                                                                                                                         |               |                         |
| Potential Yield:                    | 839                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Typology:                                                                                                                                                                            | 26            |                         |
| Proposed Use:                       | Residential                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Comments on the size of site:                                                                                                                                                        |               |                         |
| <b>Suitability Criteria:</b>        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Red</b>    |                         |
| Proximity to Employment Areas       | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Site is outside of any existing/proposed employment allocation                                                                                                                       |               |                         |
| Impact on Retail Areas              | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |               |                         |
| Proximity to the Workplace          | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Site is within 2km walking distance of an employment allocation                                                                                                                      |               |                         |
| Public Transport                    | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Site is within 400m walking distance of one or more services                                                                                                                         |               |                         |
| PROW and Cycling Connectivity       | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |               |                         |
| Vehicle Access                      | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |               |                         |
| Strategic Road Access               | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                      |               |                         |
| Designated Heritage Assets          | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Site is adjacent to one or more designated heritage assets                                                                                                                           |               |                         |
| Non-Designated Heritage Assets      | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Site does not contain any non-designated heritage assets                                                                                                                             |               |                         |
| Archaeological Assets               | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Site is not thought to contain any assets of archaeological interest                                                                                                                 |               |                         |
| Minerals & Waste Constraints        | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment           |               |                         |
| Defined Open Space                  | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |               |                         |
| Green Belt & Green Wedge            | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |               |                         |
| Land Classification                 | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |               |                         |
| Protected Natural Features          | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Site partially or wholly comprises of one or more protected natural features                                                                                                         |               |                         |
| Flood Risk Constraints              | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Up to 25% of the site area is within Flood Zone 3                                                                                                                                    |               |                         |
| Air Quality Management Areas        | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Site is in excess of 500m from a designated AQMA                                                                                                                                     |               |                         |
| Ground Condition Constraints        | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Ground treatment is expected to be required on part of the site                                                                                                                      |               |                         |
| Neighbouring Constraints            | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |               |                         |
| Proximity to Key Services           | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |               |                         |
| Community Facilities                | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |               |                         |
| Comments on Suitability             | Adjacent to DSB. In range of bus stops. Vehicular access from Paradise Road. Part of site adjacent to Registered Park and Garden. Adjacent to Conservation Area. Opposite Local Listed Building. Park and Recreation Ground. Trees protected by TPO 2008/051 within the site near Chelmsford Road. Site within 15m of trees on Lodge Road protected by TPO/2002/077 and TPO/2002/103 and on Paradise Road protected by TPO/2006/059 and TPO/2010/028, these may be veteran trees.SOPC000105, chl75, chl76 and chl300 in western parcel, SOPC000430 in northern parcel. |                                                                                                                                                                                      |               |                         |
| <b>Availability Criteria:</b>       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Availability Rating:</b>                                                                                                                                                          | <b>Yellow</b> |                         |
| Land Ownership                      | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Promoter has an option to purchase site or collaborate with existing owner                                                                                                           |               |                         |
| Land Condition                      | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Low intensity land uses                                                                                                                                                              |               |                         |
| Legal Constraints                   | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Site does not face any known legal issues                                                                                                                                            |               |                         |
| Planning Permission or Allocation   | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                      |               |                         |
| Comments on Availability            | Site currently in use for other purposes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                      |               |                         |
| <b>Achievability Criteria:</b>      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b>  |                         |
| Viability                           | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Development is likely viable                                                                                                                                                         |               |                         |
| Timescale for Deliverability        | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Up to 5 years                                                                                                                                                                        |               |                         |
| Comments on Achievability           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                      |               |                         |

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| SHELAA Reference: 21SHELAA98      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | RAG Rating:                                                                                                                                                                          | Red                   | 01 November 2025 |
| Site Address:                     | Land North East Of Skeggs Farm, Chelmsford Road, Writtle, Chelmsford, Essex                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Writtle                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Total Score:                                                                                                                                                                         | 85                    |                  |
| Developable Site Area (ha):       | 36.96                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 589                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Typology:                                                                                                                                                                            | 27                    |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                      | Suitability Rating:   | Red              |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Site is adjacent to one or more designated heritage assets                                                                                                                           |                       |                  |
| Non-Designated Heritage Assets    | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Site is adjacent to one or more non-designated heritage assets                                                                                                                       |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment           |                       |                  |
| Defined Open Space                | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |                       |                  |
| Green Belt & Green Wedge          | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |                       |                  |
| Land Classification               | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                       |                  |
| Flood Risk Constraints            | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Up to 25% of the site area is within Flood Zone 3                                                                                                                                    |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Ground treatment is expected to be required on part of the site                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |                       |                  |
| Proximity to Key Services         | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |                       |                  |
| Community Facilities              | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Adjacent to Urban Area. In range of bus stops. Vehicluar access from Chelmsford Road. Part of site adjacent to Conservation area. Opposite Local Listed Building. Adjacent to Landscape of Local Interest. Natural Green Space (Limited Access). Part of site includes Writtle Bridge Meadows (LoWS). Trees protected by TPOs just inside, adjacent or within 15m of the boundary including TPO/2008/031, TPO/1998/003 and TPO/2008/054, some of which might be veteran trees.SOPC000416 on southern boundary of site. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Promoter has an option to purchase site or collaborate with existing owner                                                                                                           |                       |                  |
| Land Condition                    | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Vacant land & buildings                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                      |                       |                  |

|                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                      |                       |                  |
|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------|
| SHELAA Reference: 21SHELAA99      |                                                                                                                                                                                                                                                                                                                                                                                                                                        | RAG Rating:                                                                                                                                                                          | Red                   | 01 November 2025 |
| Site Address:                     | Land North South East And West Of Pontlands Park Hotel, West Hanningfield Road, Great Baddow, Chelmsford                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Great Baddow                                                                                                                                                                                                                                                                                                                                                                                                                           | Total Score:                                                                                                                                                                         | 92                    |                  |
| Developable Site Area (ha):       | 21.81                                                                                                                                                                                                                                                                                                                                                                                                                                  | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 374                                                                                                                                                                                                                                                                                                                                                                                                                                    | Typology:                                                                                                                                                                            | 1                     |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                                                                                                                                                                                                                                            | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                      | Suitability Rating:   | Red              |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                                                                                                                                                                                                                      | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                                                                                                                                                                                                                      | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                                                                                                                                                                                                                      | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 5                                                                                                                                                                                                                                                                                                                                                                                                                                      | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                                                                                                                                                                                                                      | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                                                                                                                                                                                                                                      | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 3                                                                                                                                                                                                                                                                                                                                                                                                                                      | Site is adjacent to one or more designated heritage assets                                                                                                                           |                       |                  |
| Non-Designated Heritage Assets    | 3                                                                                                                                                                                                                                                                                                                                                                                                                                      | Site is adjacent to one or more non-designated heritage assets                                                                                                                       |                       |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                                                                                                                                                                                                                                      | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 2                                                                                                                                                                                                                                                                                                                                                                                                                                      | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment           |                       |                  |
| Defined Open Space                | 5                                                                                                                                                                                                                                                                                                                                                                                                                                      | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 0                                                                                                                                                                                                                                                                                                                                                                                                                                      | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |                       |                  |
| Land Classification               | 0                                                                                                                                                                                                                                                                                                                                                                                                                                      | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 5                                                                                                                                                                                                                                                                                                                                                                                                                                      | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |                       |                  |
| Flood Risk Constraints            | 2                                                                                                                                                                                                                                                                                                                                                                                                                                      | Up to 25% of the site area is within Flood Zone 3                                                                                                                                    |                       |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                                                                                                                                                                                                      | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 3                                                                                                                                                                                                                                                                                                                                                                                                                                      | Ground treatment is expected to be required on part of the site                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 0                                                                                                                                                                                                                                                                                                                                                                                                                                      | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |                       |                  |
| Proximity to Key Services         | 3                                                                                                                                                                                                                                                                                                                                                                                                                                      | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |                       |                  |
| Community Facilities              | 3                                                                                                                                                                                                                                                                                                                                                                                                                                      | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Outside of DSB. In range of bus stops. Vehicular access from Church Street. Adjacent Grade II listed Listed Buildings. Shares a boundary with locally listed buildings at Pontlands House, The grange, Pitt Cottage Adjacent to site of archaeological site in grounds of Pontlands HotelTrees protected by TPO/2005/026 along the boundary by the entrance to and around Pontlands Park Hotel.SOPC000804 on western boundary of site. |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 3                                                                                                                                                                                                                                                                                                                                                                                                                                      | Promoter has an option to purchase site or collaborate with existing owner                                                                                                           |                       |                  |
| Land Condition                    | 5                                                                                                                                                                                                                                                                                                                                                                                                                                      | Vacant land & buildings                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                                                                                                                                                                                                                                      | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          |                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                                                                                                                                                                                                                                                                                                                                                                                      | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                                                                                                                                                                                                                      | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                      |                       |                  |



|                                                |                                                                                                                                                    |                                                                                                                                                                                      |               |                         |
|------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-------------------------|
| <b>SHELAA Reference:</b><br><b>21SHELAA100</b> |                                                                                                                                                    | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Yellow</b> | <b>01 November 2025</b> |
| Site Address:                                  | Land South West Of 2 Scotts Green, Hollow Lane, Broomfield, Chelmsford, Essex                                                                      |                                                                                                                                                                                      |               |                         |
| Parish:                                        | Broomfield                                                                                                                                         | Total Score:                                                                                                                                                                         | 99            |                         |
| Developable Site Area (ha):                    | 12.63                                                                                                                                              | Reason for discounted areas:                                                                                                                                                         |               |                         |
| Potential Yield:                               | 217                                                                                                                                                | Typology:                                                                                                                                                                            | 1             |                         |
| Proposed Use:                                  | Residential                                                                                                                                        | Comments on the size of site:                                                                                                                                                        |               |                         |
| <b>Suitability Criteria:</b>                   |                                                                                                                                                    | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Yellow</b> |                         |
| Proximity to Employment Areas                  | 5                                                                                                                                                  | Site is outside of any existing/proposed employment allocation                                                                                                                       |               |                         |
| Impact on Retail Areas                         | 5                                                                                                                                                  | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |               |                         |
| Proximity to the Workplace                     | 0                                                                                                                                                  | Site is in excess of 2km walking distance of an employment allocation                                                                                                                |               |                         |
| Public Transport                               | 5                                                                                                                                                  | Site is within 400m walking distance of one or more services                                                                                                                         |               |                         |
| PROW and Cycling Connectivity                  | 5                                                                                                                                                  | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |               |                         |
| Vehicle Access                                 | 3                                                                                                                                                  | There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site                                          |               |                         |
| Strategic Road Access                          | N/A                                                                                                                                                |                                                                                                                                                                                      |               |                         |
| Designated Heritage Assets                     | 5                                                                                                                                                  | Site does not contain any designated heritage assets                                                                                                                                 |               |                         |
| Non-Designated Heritage Assets                 | 5                                                                                                                                                  | Site does not contain any non-designated heritage assets                                                                                                                             |               |                         |
| Archaeological Assets                          | 5                                                                                                                                                  | Site is not thought to contain any assets of archaeological interest                                                                                                                 |               |                         |
| Minerals & Waste Constraints                   | 2                                                                                                                                                  | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment           |               |                         |
| Defined Open Space                             | 5                                                                                                                                                  | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |               |                         |
| Green Belt & Green Wedge                       | 5                                                                                                                                                  | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |               |                         |
| Land Classification                            | 0                                                                                                                                                  | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |               |                         |
| Protected Natural Features                     | 0                                                                                                                                                  | Site partially or wholly comprises of one or more protected natural features                                                                                                         |               |                         |
| Flood Risk Constraints                         | 5                                                                                                                                                  | Site is wholly within Flood Zone 1                                                                                                                                                   |               |                         |
| Air Quality Management Areas                   | 5                                                                                                                                                  | Site is in excess of 500m from a designated AQMA                                                                                                                                     |               |                         |
| Ground Condition Constraints                   | 5                                                                                                                                                  | Ground treatment is not expected to be required                                                                                                                                      |               |                         |
| Neighbouring Constraints                       | 5                                                                                                                                                  | Site has no neighbouring constraints                                                                                                                                                 |               |                         |
| Proximity to Key Services                      | 3                                                                                                                                                  | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |               |                         |
| Community Facilities                           | 3                                                                                                                                                  | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |               |                         |
| Comments on Suitability                        | Adjacent to Urban Area. In range of bus stops. Three protected trees on south eastern site boundary (TPO02003/004, TPO/2002/020 and TPO/1986/025). |                                                                                                                                                                                      |               |                         |
| <b>Availability Criteria:</b>                  |                                                                                                                                                    | <b>Availability Rating:</b>                                                                                                                                                          | <b>Green</b>  |                         |
| Land Ownership                                 | 3                                                                                                                                                  | Promoter has an option to purchase site or collaborate with existing owner                                                                                                           |               |                         |
| Land Condition                                 | 5                                                                                                                                                  | Vacant land & buildings                                                                                                                                                              |               |                         |
| Legal Constraints                              | 5                                                                                                                                                  | Site does not face any known legal issues                                                                                                                                            |               |                         |
| Planning Permission or Allocation              | N/A                                                                                                                                                |                                                                                                                                                                                      |               |                         |
| Comments on Availability                       |                                                                                                                                                    |                                                                                                                                                                                      |               |                         |
| <b>Achievability Criteria:</b>                 |                                                                                                                                                    | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b>  |                         |
| Viability                                      | 5                                                                                                                                                  | Development is likely viable                                                                                                                                                         |               |                         |
| Timescale for Deliverability                   | 5                                                                                                                                                  | Up to 5 years                                                                                                                                                                        |               |                         |
| Comments on Achievability                      |                                                                                                                                                    |                                                                                                                                                                                      |               |                         |



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|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|------------------|
| SHELAA Reference:<br>21SHELAA101  |                                                                                                                                                                                                                                                                                                                                                                | RAG Rating:                                                                                                                                                                          | Green                           | 01 November 2025 |
| Site Address:                     | Land South West Of Broomfield Place, Main Road, Broomfield, Chelmsford                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                      |                                 |                  |
| Parish:                           | Broomfield                                                                                                                                                                                                                                                                                                                                                     | Total Score:                                                                                                                                                                         | 103                             |                  |
| Developable Site Area (ha):       | 26.24                                                                                                                                                                                                                                                                                                                                                          | Reason for discounted areas:                                                                                                                                                         | Sewage Pumping Station (0.03ha) |                  |
| Potential Yield:                  | 450                                                                                                                                                                                                                                                                                                                                                            | Typology:                                                                                                                                                                            | 1                               |                  |
| Proposed Use:                     | Residential                                                                                                                                                                                                                                                                                                                                                    | Comments on the size of site:                                                                                                                                                        |                                 |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                      | Suitability Rating:             | Green            |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                                                                                                                                                              | Site is outside of any existing/proposed employment allocation                                                                                                                       |                                 |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                                                                                                                                                              | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                                 |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                                                                                                                                                              | Site is within 2km walking distance of an employment allocation                                                                                                                      |                                 |                  |
| Public Transport                  | 5                                                                                                                                                                                                                                                                                                                                                              | Site is within 400m walking distance of one or more services                                                                                                                         |                                 |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                                                                                                                                                              | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                                 |                  |
| Vehicle Access                    | 3                                                                                                                                                                                                                                                                                                                                                              | There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site                                          |                                 |                  |
| Strategic Road Access             | N/A                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                      |                                 |                  |
| Designated Heritage Assets        | 3                                                                                                                                                                                                                                                                                                                                                              | Site is adjacent to one or more designated heritage assets                                                                                                                           |                                 |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                                                                                                                                                              | Site does not contain any non-designated heritage assets                                                                                                                             |                                 |                  |
| Archaeological Assets             | 5                                                                                                                                                                                                                                                                                                                                                              | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                                 |                  |
| Minerals & Waste Constraints      | 5                                                                                                                                                                                                                                                                                                                                                              | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                                 |                  |
| Defined Open Space                | 5                                                                                                                                                                                                                                                                                                                                                              | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                                 |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                                                                                                                                                                              | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                                 |                  |
| Land Classification               | 0                                                                                                                                                                                                                                                                                                                                                              | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                                 |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                                                                                                                                                              | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                                 |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                                                                                                                                                                              | Site is wholly within Flood Zone 1                                                                                                                                                   |                                 |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                                                                                                                                                              | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                                 |                  |
| Ground Condition Constraints      | 3                                                                                                                                                                                                                                                                                                                                                              | Ground treatment is expected to be required on part of the site                                                                                                                      |                                 |                  |
| Neighbouring Constraints          | 5                                                                                                                                                                                                                                                                                                                                                              | Site has no neighbouring constraints                                                                                                                                                 |                                 |                  |
| Proximity to Key Services         | 3                                                                                                                                                                                                                                                                                                                                                              | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |                                 |                  |
| Community Facilities              | 3                                                                                                                                                                                                                                                                                                                                                              | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                                 |                  |
| Comments on Suitability           | Adjacent to Urban Area. In range of bus stops. Potential for access via Broomfield Road. Adjacent to Grade II Listed Buildings and Local Listed Buildings. A number of protected trees along the boundary of the site (TPO/2002/019, TPO/2001/026 and TPO/2008/011).Priority 4 Contaminated Land SOPC000887, SOPC000600, SOPC000802 and SOPC000599 and chl482. |                                                                                                                                                                                      |                                 |                  |
| Availability Criteria:            |                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                      | Availability Rating:            | Green            |
| Land Ownership                    | 3                                                                                                                                                                                                                                                                                                                                                              | Promoter has an option to purchase site or collaborate with existing owner                                                                                                           |                                 |                  |
| Land Condition                    | 5                                                                                                                                                                                                                                                                                                                                                              | Vacant land & buildings                                                                                                                                                              |                                 |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                                                                                                                                                              | Site does not face any known legal issues                                                                                                                                            |                                 |                  |
| Planning Permission or Allocation | N/A                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                      |                                 |                  |
| Comments on Availability          |                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                      |                                 |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                      | Achievability Rating:           | Green            |
| Viability                         | 5                                                                                                                                                                                                                                                                                                                                                              | Development is likely viable                                                                                                                                                         |                                 |                  |
| Timescale for Deliverability      | 5                                                                                                                                                                                                                                                                                                                                                              | Up to 5 years                                                                                                                                                                        |                                 |                  |
| Comments on Achievability         |                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                      |                                 |                  |

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| SHELAA Reference: 22SHELAA7       |                                             | RAG Rating:                                                                                                                                                                                                                                                            | Amber                 | 01 November 2025 |
| Site Address:                     | Land East of Mayes Farm, Mayes Lane, Sandon |                                                                                                                                                                                                                                                                        |                       |                  |
| Parish:                           | Sandon                                      | Total Score:                                                                                                                                                                                                                                                           | 108                   |                  |
| Developable Site Area (ha):       | 6.85                                        | Reason for discounted areas:                                                                                                                                                                                                                                           |                       |                  |
| Potential Yield:                  | 117                                         | Typology:                                                                                                                                                                                                                                                              | 2                     |                  |
| Proposed Use:                     | Residential                                 | Comments on the size of site:                                                                                                                                                                                                                                          |                       |                  |
| Suitability Criteria:             |                                             |                                                                                                                                                                                                                                                                        | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                           | Site is outside of any existing/proposed employment allocation                                                                                                                                                                                                         |                       |                  |
| Impact on Retail Areas            | 5                                           | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                                                                                     |                       |                  |
| Proximity to the Workplace        | 5                                           | Site is within 2km walking distance of an employment allocation                                                                                                                                                                                                        |                       |                  |
| Public Transport                  | 5                                           | Site is within 400m walking distance of one or more services                                                                                                                                                                                                           |                       |                  |
| PROW and Cycling Connectivity     | 5                                           | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                                                                                 |                       |                  |
| Vehicle Access                    | 5                                           | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                                                                                       |                       |                  |
| Strategic Road Access             | N/A                                         | Site has direct access to or is adjacent to a safeguarded trunk road or B-road                                                                                                                                                                                         |                       |                  |
| Designated Heritage Assets        | 5                                           | Site does not contain any designated heritage assets                                                                                                                                                                                                                   |                       |                  |
| Non-Designated Heritage Assets    | 5                                           | Site does not contain any non-designated heritage assets                                                                                                                                                                                                               |                       |                  |
| Archaeological Assets             | 5                                           | Site is not thought to contain any assets of archaeological interest                                                                                                                                                                                                   |                       |                  |
| Minerals & Waste Constraints      | 0                                           | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development |                       |                  |
| Defined Open Space                | 5                                           | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                                                                                       |                       |                  |
| Green Belt & Green Wedge          | 5                                           | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                                                                                    |                       |                  |
| Land Classification               | 0                                           | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                                                                           |                       |                  |
| Protected Natural Features        | 5                                           | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features                                                                                               |                       |                  |
| Flood Risk Constraints            | 5                                           | Site is wholly within Flood Zone 1                                                                                                                                                                                                                                     |                       |                  |
| Air Quality Management Areas      | 5                                           | Site is in excess of 500m from a designated AQMA                                                                                                                                                                                                                       |                       |                  |
| Ground Condition Constraints      | 5                                           | Ground treatment is not expected to be required                                                                                                                                                                                                                        |                       |                  |
| Neighbouring Constraints          | 5                                           | Site has no neighbouring constraints                                                                                                                                                                                                                                   |                       |                  |
| Proximity to Key Services         | 0                                           | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                                                                                                                |                       |                  |
| Community Facilities              | 3                                           | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                                                                   |                       |                  |
| Comments on Suitability           | Outside of DSB.                             |                                                                                                                                                                                                                                                                        |                       |                  |
| Availability Criteria:            |                                             |                                                                                                                                                                                                                                                                        | Availability Rating:  | Green            |
| Land Ownership                    | 5                                           | Held by developer/willing owner/public sector                                                                                                                                                                                                                          |                       |                  |
| Land Condition                    | 5                                           | Vacant land & buildings                                                                                                                                                                                                                                                |                       |                  |
| Legal Constraints                 | 5                                           | Site does not face any known legal issues                                                                                                                                                                                                                              |                       |                  |
| Planning Permission or Allocation | N/A                                         |                                                                                                                                                                                                                                                                        |                       |                  |
| Comments on Availability          | Minerals safeguarding                       |                                                                                                                                                                                                                                                                        |                       |                  |
| Achievability Criteria:           |                                             |                                                                                                                                                                                                                                                                        | Achievability Rating: | Green            |
| Viability                         | 5                                           | Development is likely viable                                                                                                                                                                                                                                           |                       |                  |
| Timescale for Deliverability      | 5                                           | Up to 5 years                                                                                                                                                                                                                                                          |                       |                  |
| Comments on Achievability         |                                             |                                                                                                                                                                                                                                                                        |                       |                  |

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| <b>SHELAA Reference: 22SHELAA10</b> |                                                           | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                       | Land rear of 38 - 44A Brock Hill Runwell Wickford SS117NY |                                                                                                                                                                                      |              |                         |
| Parish:                             | Runwell                                                   | Total Score:                                                                                                                                                                         | 94           |                         |
| Developable Site Area (ha):         | 0.88                                                      | Reason for discounted areas:                                                                                                                                                         |              |                         |
| Potential Yield:                    | 17                                                        | Typology:                                                                                                                                                                            | 4            |                         |
| Proposed Use:                       | Residential                                               | Comments on the size of site:                                                                                                                                                        |              |                         |
| <b>Suitability Criteria:</b>        |                                                           | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Red</b>   |                         |
| Proximity to Employment Areas       | 5                                                         | Site is outside of any existing/proposed employment allocation                                                                                                                       |              |                         |
| Impact on Retail Areas              | 5                                                         | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |              |                         |
| Proximity to the Workplace          | 0                                                         | Site is in excess of 2km walking distance of an employment allocation                                                                                                                |              |                         |
| Public Transport                    | 5                                                         | Site is within 400m walking distance of one or more services                                                                                                                         |              |                         |
| PROW and Cycling Connectivity       | 0                                                         | Site is not connected to either an existing PROW or cycle network                                                                                                                    |              |                         |
| Vehicle Access                      | 0                                                         | There are visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site                                             |              |                         |
| Strategic Road Access               | N/A                                                       | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road                                               |              |                         |
| Designated Heritage Assets          | 5                                                         | Site does not contain any designated heritage assets                                                                                                                                 |              |                         |
| Non-Designated Heritage Assets      | 5                                                         | Site does not contain any non-designated heritage assets                                                                                                                             |              |                         |
| Archaeological Assets               | 5                                                         | Site is not thought to contain any assets of archaeological interest                                                                                                                 |              |                         |
| Minerals & Waste Constraints        | 5                                                         | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |              |                         |
| Defined Open Space                  | 5                                                         | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |              |                         |
| Green Belt & Green Wedge            | 0                                                         | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |              |                         |
| Land Classification                 | 0                                                         | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |              |                         |
| Protected Natural Features          | 5                                                         | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |              |                         |
| Flood Risk Constraints              | 5                                                         | Site is wholly within Flood Zone 1                                                                                                                                                   |              |                         |
| Air Quality Management Areas        | 5                                                         | Site is in excess of 500m from a designated AQMA                                                                                                                                     |              |                         |
| Ground Condition Constraints        | 5                                                         | Ground treatment is not expected to be required                                                                                                                                      |              |                         |
| Neighbouring Constraints            | 5                                                         | Site has no neighbouring constraints                                                                                                                                                 |              |                         |
| Proximity to Key Services           | 3                                                         | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |              |                         |
| Community Facilities                | 3                                                         | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |              |                         |
| Comments on Suitability             | Outside of DSB.                                           |                                                                                                                                                                                      |              |                         |
| <b>Availability Criteria:</b>       |                                                           | <b>Availability Rating:</b>                                                                                                                                                          | <b>Green</b> |                         |
| Land Ownership                      | 5                                                         | Held by developer/willing owner/public sector                                                                                                                                        |              |                         |
| Land Condition                      | 5                                                         | Vacant land & buildings                                                                                                                                                              |              |                         |
| Legal Constraints                   | 3                                                         | Site may possibly face legal issues                                                                                                                                                  |              |                         |
| Planning Permission or Allocation   | N/A                                                       |                                                                                                                                                                                      |              |                         |
| Comments on Availability            | Access                                                    |                                                                                                                                                                                      |              |                         |
| <b>Achievability Criteria:</b>      |                                                           | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b> |                         |
| Viability                           | 5                                                         | Development is likely viable                                                                                                                                                         |              |                         |
| Timescale for Deliverability        | 5                                                         | Up to 5 years                                                                                                                                                                        |              |                         |
| Comments on Achievability           |                                                           |                                                                                                                                                                                      |              |                         |

|                                     |  |                                                                                                               |  |                                                                                                                                                                                      |  |                         |  |
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| <b>SHELAA Reference: 22SHELAA12</b> |  | <b>RAG Rating:</b>                                                                                            |  | <b>Red</b>                                                                                                                                                                           |  | <b>01 November 2025</b> |  |
| Site Address:                       |  | Storage 115 Brock Hill Runwell Wickford SS17NJ                                                                |  |                                                                                                                                                                                      |  |                         |  |
| Parish:                             |  | Runwell                                                                                                       |  | Total Score:                                                                                                                                                                         |  | 99                      |  |
| Developable Site Area (ha):         |  | 6.28                                                                                                          |  | Reason for discounted areas:                                                                                                                                                         |  |                         |  |
| Potential Yield:                    |  | 108                                                                                                           |  | Typology:                                                                                                                                                                            |  | 2                       |  |
| Proposed Use:                       |  | Residential                                                                                                   |  | Comments on the size of site:                                                                                                                                                        |  |                         |  |
| <b>Suitability Criteria:</b>        |  |                                                                                                               |  | <b>Suitability Rating:</b>                                                                                                                                                           |  | <b>Red</b>              |  |
| Proximity to Employment Areas       |  | 5                                                                                                             |  | Site is outside of any existing/proposed employment allocation                                                                                                                       |  |                         |  |
| Impact on Retail Areas              |  | 5                                                                                                             |  | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |  |                         |  |
| Proximity to the Workplace          |  | 0                                                                                                             |  | Site is in excess of 2km walking distance of an employment allocation                                                                                                                |  |                         |  |
| Public Transport                    |  | 5                                                                                                             |  | Site is within 400m walking distance of one or more services                                                                                                                         |  |                         |  |
| PROW and Cycling Connectivity       |  | 5                                                                                                             |  | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |  |                         |  |
| Vehicle Access                      |  | 5                                                                                                             |  | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |  |                         |  |
| Strategic Road Access               |  | N/A                                                                                                           |  | Site has direct access to or is adjacent to a safeguarded trunk road or B-road                                                                                                       |  |                         |  |
| Designated Heritage Assets          |  | 5                                                                                                             |  | Site does not contain any designated heritage assets                                                                                                                                 |  |                         |  |
| Non-Designated Heritage Assets      |  | 5                                                                                                             |  | Site does not contain any non-designated heritage assets                                                                                                                             |  |                         |  |
| Archaeological Assets               |  | 5                                                                                                             |  | Site is not thought to contain any assets of archaeological interest                                                                                                                 |  |                         |  |
| Minerals & Waste Constraints        |  | 5                                                                                                             |  | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |  |                         |  |
| Defined Open Space                  |  | 5                                                                                                             |  | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |  |                         |  |
| Green Belt & Green Wedge            |  | 0                                                                                                             |  | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |  |                         |  |
| Land Classification                 |  | 0                                                                                                             |  | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |  |                         |  |
| Protected Natural Features          |  | 0                                                                                                             |  | Site partially or wholly comprises of one or more protected natural features                                                                                                         |  |                         |  |
| Flood Risk Constraints              |  | 5                                                                                                             |  | Site is wholly within Flood Zone 1                                                                                                                                                   |  |                         |  |
| Air Quality Management Areas        |  | 5                                                                                                             |  | Site is in excess of 500m from a designated AQMA                                                                                                                                     |  |                         |  |
| Ground Condition Constraints        |  | 5                                                                                                             |  | Ground treatment is not expected to be required                                                                                                                                      |  |                         |  |
| Neighbouring Constraints            |  | 5                                                                                                             |  | Site has no neighbouring constraints                                                                                                                                                 |  |                         |  |
| Proximity to Key Services           |  | 3                                                                                                             |  | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |  |                         |  |
| Community Facilities                |  | 3                                                                                                             |  | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |  |                         |  |
| Comments on Suitability             |  | Adjacent to DSB. Tree protected by TPO/2004/001 just to the east of the boundary, it might be a veteran tree. |  |                                                                                                                                                                                      |  |                         |  |
| <b>Availability Criteria:</b>       |  |                                                                                                               |  | <b>Availability Rating:</b>                                                                                                                                                          |  | <b>Green</b>            |  |
| Land Ownership                      |  | 5                                                                                                             |  | Held by developer/willing owner/public sector                                                                                                                                        |  |                         |  |
| Land Condition                      |  | 4                                                                                                             |  | Established single use                                                                                                                                                               |  |                         |  |
| Legal Constraints                   |  | 5                                                                                                             |  | Site does not face any known legal issues                                                                                                                                            |  |                         |  |
| Planning Permission or Allocation   |  | N/A                                                                                                           |  |                                                                                                                                                                                      |  |                         |  |
| Comments on Availability            |  |                                                                                                               |  |                                                                                                                                                                                      |  |                         |  |
| <b>Achievability Criteria:</b>      |  |                                                                                                               |  | <b>Achievability Rating:</b>                                                                                                                                                         |  | <b>Yellow</b>           |  |
| Viability                           |  | 5                                                                                                             |  | Development is likely viable                                                                                                                                                         |  |                         |  |
| Timescale for Deliverability        |  | 4                                                                                                             |  | Over 5 years                                                                                                                                                                         |  |                         |  |
| Comments on Achievability           |  |                                                                                                               |  |                                                                                                                                                                                      |  |                         |  |

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| <b>SHELAA Reference: 22SHELAA9</b> |                                                                 | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                      | Smithfield Nursery Woodham Road Battlesbridge Wickford SS11 7QW |                                                                                                                                                                                      |              |                         |
| Parish:                            | Rettendon                                                       | Total Score:                                                                                                                                                                         | 102          |                         |
| Developable Site Area (ha):        | 3.53                                                            | Reason for discounted areas:                                                                                                                                                         |              |                         |
| Potential Yield:                   | 69                                                              | Typology:                                                                                                                                                                            | 3            |                         |
| Proposed Use:                      | Residential                                                     | Comments on the size of site:                                                                                                                                                        |              |                         |
| <b>Suitability Criteria:</b>       |                                                                 | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Red</b>   |                         |
| Proximity to Employment Areas      | 5                                                               | Site is outside of any existing/proposed employment allocation                                                                                                                       |              |                         |
| Impact on Retail Areas             | 5                                                               | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |              |                         |
| Proximity to the Workplace         | 0                                                               | Site is in excess of 2km walking distance of an employment allocation                                                                                                                |              |                         |
| Public Transport                   | 5                                                               | Site is within 400m walking distance of one or more services                                                                                                                         |              |                         |
| PROW and Cycling Connectivity      | 0                                                               | Site is not connected to either an existing PROW or cycle network                                                                                                                    |              |                         |
| Vehicle Access                     | 5                                                               | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |              |                         |
| Strategic Road Access              | N/A                                                             | Site has direct access to or is adjacent to a safeguarded trunk road or B-road                                                                                                       |              |                         |
| Designated Heritage Assets         | 5                                                               | Site does not contain any designated heritage assets                                                                                                                                 |              |                         |
| Non-Designated Heritage Assets     | 5                                                               | Site does not contain any non-designated heritage assets                                                                                                                             |              |                         |
| Archaeological Assets              | 5                                                               | Site is not thought to contain any assets of archaeological interest                                                                                                                 |              |                         |
| Minerals & Waste Constraints       | 5                                                               | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |              |                         |
| Defined Open Space                 | 5                                                               | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |              |                         |
| Green Belt & Green Wedge           | 0                                                               | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |              |                         |
| Land Classification                | 5                                                               | Site is predominantly Previously Developed Land                                                                                                                                      |              |                         |
| Protected Natural Features         | 5                                                               | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |              |                         |
| Flood Risk Constraints             | 5                                                               | Site is wholly within Flood Zone 1                                                                                                                                                   |              |                         |
| Air Quality Management Areas       | 5                                                               | Site is in excess of 500m from a designated AQMA                                                                                                                                     |              |                         |
| Ground Condition Constraints       | 5                                                               | Ground treatment is not expected to be required                                                                                                                                      |              |                         |
| Neighbouring Constraints           | 5                                                               | Site has no neighbouring constraints                                                                                                                                                 |              |                         |
| Proximity to Key Services          | 0                                                               | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |              |                         |
| Community Facilities               | 3                                                               | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |              |                         |
| Comments on Suitability            | Outside of DSB.                                                 |                                                                                                                                                                                      |              |                         |
| <b>Availability Criteria:</b>      |                                                                 | <b>Availability Rating:</b>                                                                                                                                                          | <b>Green</b> |                         |
| Land Ownership                     | 5                                                               | Held by developer/willing owner/public sector                                                                                                                                        |              |                         |
| Land Condition                     | 4                                                               | Established single use                                                                                                                                                               |              |                         |
| Legal Constraints                  | 5                                                               | Site does not face any known legal issues                                                                                                                                            |              |                         |
| Planning Permission or Allocation  | N/A                                                             |                                                                                                                                                                                      |              |                         |
| Comments on Availability           |                                                                 |                                                                                                                                                                                      |              |                         |
| <b>Achievability Criteria:</b>     |                                                                 | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b> |                         |
| Viability                          | 5                                                               | Development is likely viable                                                                                                                                                         |              |                         |
| Timescale for Deliverability       | 5                                                               | Up to 5 years                                                                                                                                                                        |              |                         |
| Comments on Achievability          |                                                                 |                                                                                                                                                                                      |              |                         |

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| <b>SHELAA Reference: 22SHELAA14</b> |                                                          | <b>RAG Rating:</b>                                                                                                                                                                 | <b>Amber</b> | <b>01 November 2025</b> |
| Site Address:                       | Land North East of 17 Old Bell Lane Rettenden Chelmsford |                                                                                                                                                                                    |              |                         |
| Parish:                             | Rettendon                                                | Total Score:                                                                                                                                                                       | 106          |                         |
| Developable Site Area (ha):         | 0.19                                                     | Reason for discounted areas:                                                                                                                                                       |              |                         |
| Potential Yield:                    | 6                                                        | Typology:                                                                                                                                                                          | 18           |                         |
| Proposed Use:                       | Residential                                              | Comments on the size of site:                                                                                                                                                      |              |                         |
| <b>Suitability Criteria:</b>        |                                                          | <b>Suitability Rating:</b>                                                                                                                                                         | <b>Amber</b> |                         |
| Proximity to Employment Areas       | 5                                                        | Site is outside of any existing/proposed employment allocation                                                                                                                     |              |                         |
| Impact on Retail Areas              | 5                                                        | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |              |                         |
| Proximity to the Workplace          | 0                                                        | Site is in excess of 2km walking distance of an employment allocation                                                                                                              |              |                         |
| Public Transport                    | 5                                                        | Site is within 400m walking distance of one or more services                                                                                                                       |              |                         |
| PROW and Cycling Connectivity       | 5                                                        | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |              |                         |
| Vehicle Access                      | 3                                                        | There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site                                        |              |                         |
| Strategic Road Access               | N/A                                                      | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road                                             |              |                         |
| Designated Heritage Assets          | 5                                                        | Site does not contain any designated heritage assets                                                                                                                               |              |                         |
| Non-Designated Heritage Assets      | 5                                                        | Site does not contain any non-designated heritage assets                                                                                                                           |              |                         |
| Archaeological Assets               | 5                                                        | Site is not thought to contain any assets of archaeological interest                                                                                                               |              |                         |
| Minerals & Waste Constraints        | 5                                                        | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |              |                         |
| Defined Open Space                  | 5                                                        | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |              |                         |
| Green Belt & Green Wedge            | 5                                                        | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                |              |                         |
| Land Classification                 | 0                                                        | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |              |                         |
| Protected Natural Features          | 5                                                        | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features           |              |                         |
| Flood Risk Constraints              | 5                                                        | Site is wholly within Flood Zone 1                                                                                                                                                 |              |                         |
| Air Quality Management Areas        | 5                                                        | Site is in excess of 500m from a designated AQMA                                                                                                                                   |              |                         |
| Ground Condition Constraints        | 5                                                        | Ground treatment is not expected to be required                                                                                                                                    |              |                         |
| Neighbouring Constraints            | 5                                                        | Site has no neighbouring constraints                                                                                                                                               |              |                         |
| Proximity to Key Services           | 0                                                        | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                            |              |                         |
| Community Facilities                | 5                                                        | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |              |                         |
| Comments on Suitability             | Adjacent to DSB.                                         |                                                                                                                                                                                    |              |                         |
| <b>Availability Criteria:</b>       |                                                          | <b>Availability Rating:</b>                                                                                                                                                        | <b>Green</b> |                         |
| Land Ownership                      | 5                                                        | Held by developer/willing owner/public sector                                                                                                                                      |              |                         |
| Land Condition                      | 5                                                        | Vacant land & buildings                                                                                                                                                            |              |                         |
| Legal Constraints                   | 3                                                        | Site may possibly face legal issues                                                                                                                                                |              |                         |
| Planning Permission or Allocation   | N/A                                                      |                                                                                                                                                                                    |              |                         |
| Comments on Availability            | Access                                                   |                                                                                                                                                                                    |              |                         |
| <b>Achievability Criteria:</b>      |                                                          | <b>Achievability Rating:</b>                                                                                                                                                       | <b>Green</b> |                         |
| Viability                           | 5                                                        | Development is likely viable                                                                                                                                                       |              |                         |
| Timescale for Deliverability        | 5                                                        | Up to 5 years                                                                                                                                                                      |              |                         |
| Comments on Achievability           |                                                          |                                                                                                                                                                                    |              |                         |

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| SHELAA Reference: 22SHELAA17      |                                              | RAG Rating:                                                                                                                                                                          | Amber                 | 01 November 2025 |
| Site Address:                     | Land East of Priors, Hollow Lane, Broomfield |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Broomfield                                   | Total Score:                                                                                                                                                                         | 106                   |                  |
| Developable Site Area (ha):       | 2.24                                         | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 44                                           | Typology:                                                                                                                                                                            | 3                     |                  |
| Proposed Use:                     | Residential                                  | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                              |                                                                                                                                                                                      | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                            | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                            | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 0                                            | Site is in excess of 2km walking distance of an employment allocation                                                                                                                |                       |                  |
| Public Transport                  | 0                                            | Site is in excess of 400m walking distance from all services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                            | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                            | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                          | Site has direct access to or is adjacent to a safeguarded trunk road or B-road                                                                                                       |                       |                  |
| Designated Heritage Assets        | 5                                            | Site does not contain any designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 5                                            | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                            | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                            | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                            | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                            | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 0                                            | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 5                                            | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |                       |                  |
| Flood Risk Constraints            | 5                                            | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                            | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                            | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                            | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 3                                            | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |                       |                  |
| Community Facilities              | 3                                            | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Adjacent to DSB.                             |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                              |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                            | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 5                                            | Vacant land & buildings                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                            | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | N/A                                          |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          |                                              |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                              |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                            | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                            | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                              |                                                                                                                                                                                      |                       |                  |



|                                     |                                                             |                                                                                                                                                                                                                |              |                         |
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| <b>SHELAA Reference: 22SHELAA21</b> |                                                             | <b>RAG Rating:</b>                                                                                                                                                                                             | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                       | Land West of Round Hills Church Road Ramsden Heath CM11 1PT |                                                                                                                                                                                                                |              |                         |
| Parish:                             | South Hanningfield                                          | Total Score:                                                                                                                                                                                                   | 106          |                         |
| Developable Site Area (ha):         | 3.34                                                        | Reason for discounted areas:                                                                                                                                                                                   |              |                         |
| Potential Yield:                    | 65                                                          | Typology:                                                                                                                                                                                                      | 3            |                         |
| Proposed Use:                       | Residential                                                 | Comments on the size of site:                                                                                                                                                                                  |              |                         |
| <b>Suitability Criteria:</b>        |                                                             | <b>Suitability Rating:</b>                                                                                                                                                                                     | <b>Red</b>   |                         |
| Proximity to Employment Areas       | 5                                                           | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |              |                         |
| Impact on Retail Areas              | 5                                                           | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |              |                         |
| Proximity to the Workplace          | 5                                                           | Site is within 2km walking distance of an employment allocation                                                                                                                                                |              |                         |
| Public Transport                    | 5                                                           | Site is within 400m walking distance of one or more services                                                                                                                                                   |              |                         |
| PROW and Cycling Connectivity       | 5                                                           | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                         |              |                         |
| Vehicle Access                      | 5                                                           | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |              |                         |
| Strategic Road Access               | N/A                                                         | Site has direct access to or is adjacent to a safeguarded trunk road or B-road                                                                                                                                 |              |                         |
| Designated Heritage Assets          | 5                                                           | Site does not contain any designated heritage assets                                                                                                                                                           |              |                         |
| Non-Designated Heritage Assets      | 5                                                           | Site does not contain any non-designated heritage assets                                                                                                                                                       |              |                         |
| Archaeological Assets               | 5                                                           | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |              |                         |
| Minerals & Waste Constraints        | 5                                                           | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |              |                         |
| Defined Open Space                  | 5                                                           | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |              |                         |
| Green Belt & Green Wedge            | 0                                                           | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                                                  |              |                         |
| Land Classification                 | 0                                                           | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                   |              |                         |
| Protected Natural Features          | 3                                                           | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |              |                         |
| Flood Risk Constraints              | 5                                                           | Site is wholly within Flood Zone 1                                                                                                                                                                             |              |                         |
| Air Quality Management Areas        | 5                                                           | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |              |                         |
| Ground Condition Constraints        | 5                                                           | Ground treatment is not expected to be required                                                                                                                                                                |              |                         |
| Neighbouring Constraints            | 5                                                           | Site has no neighbouring constraints                                                                                                                                                                           |              |                         |
| Proximity to Key Services           | 0                                                           | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                                                        |              |                         |
| Community Facilities                | 3                                                           | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                           |              |                         |
| Comments on Suitability             | Adjacent to DSB.                                            |                                                                                                                                                                                                                |              |                         |
| <b>Availability Criteria:</b>       |                                                             | <b>Availability Rating:</b>                                                                                                                                                                                    | <b>Green</b> |                         |
| Land Ownership                      | 5                                                           | Held by developer/willing owner/public sector                                                                                                                                                                  |              |                         |
| Land Condition                      | 5                                                           | Vacant land & buildings                                                                                                                                                                                        |              |                         |
| Legal Constraints                   | 5                                                           | Site does not face any known legal issues                                                                                                                                                                      |              |                         |
| Planning Permission or Allocation   | N/A                                                         |                                                                                                                                                                                                                |              |                         |
| Comments on Availability            |                                                             |                                                                                                                                                                                                                |              |                         |
| <b>Achievability Criteria:</b>      |                                                             | <b>Achievability Rating:</b>                                                                                                                                                                                   | <b>Green</b> |                         |
| Viability                           | 5                                                           | Development is likely viable                                                                                                                                                                                   |              |                         |
| Timescale for Deliverability        | 5                                                           | Up to 5 years                                                                                                                                                                                                  |              |                         |
| Comments on Achievability           |                                                             |                                                                                                                                                                                                                |              |                         |

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| <b>SHELAA Reference: 22SHELAA20</b> |                                                                | <b>RAG Rating:</b>                                                                                                                                                                 | <b>Amber</b>  | <b>01 November 2025</b> |
| Site Address:                       | Telephone Exchange Mill Lane Ramsden Heath Billericay CM11 1LY |                                                                                                                                                                                    |               |                         |
| Parish:                             | South Hanningfield                                             | Total Score:                                                                                                                                                                       | 113           |                         |
| Developable Site Area (ha):         | 0.14                                                           | Reason for discounted areas:                                                                                                                                                       |               |                         |
| Potential Yield:                    | 4                                                              | Typology:                                                                                                                                                                          | 22            |                         |
| Proposed Use:                       | Residential                                                    | Comments on the size of site:                                                                                                                                                      |               |                         |
| <b>Suitability Criteria:</b>        |                                                                | <b>Suitability Rating:</b>                                                                                                                                                         | <b>Amber</b>  |                         |
| Proximity to Employment Areas       | 5                                                              | Site is outside of any existing/proposed employment allocation                                                                                                                     |               |                         |
| Impact on Retail Areas              | 5                                                              | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |               |                         |
| Proximity to the Workplace          | 5                                                              | Site is within 2km walking distance of an employment allocation                                                                                                                    |               |                         |
| Public Transport                    | 5                                                              | Site is within 400m walking distance of one or more services                                                                                                                       |               |                         |
| PROW and Cycling Connectivity       | 0                                                              | Site is not connected to either an existing PROW or cycle network                                                                                                                  |               |                         |
| Vehicle Access                      | 5                                                              | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |               |                         |
| Strategic Road Access               | N/A                                                            | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road                                             |               |                         |
| Designated Heritage Assets          | 5                                                              | Site does not contain any designated heritage assets                                                                                                                               |               |                         |
| Non-Designated Heritage Assets      | 5                                                              | Site does not contain any non-designated heritage assets                                                                                                                           |               |                         |
| Archaeological Assets               | 5                                                              | Site is not thought to contain any assets of archaeological interest                                                                                                               |               |                         |
| Minerals & Waste Constraints        | 5                                                              | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |               |                         |
| Defined Open Space                  | 5                                                              | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |               |                         |
| Green Belt & Green Wedge            | 5                                                              | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                |               |                         |
| Land Classification                 | 5                                                              | Site is predominantly Previously Developed Land                                                                                                                                    |               |                         |
| Protected Natural Features          | 5                                                              | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features           |               |                         |
| Flood Risk Constraints              | 5                                                              | Site is wholly within Flood Zone 1                                                                                                                                                 |               |                         |
| Air Quality Management Areas        | 5                                                              | Site is in excess of 500m from a designated AQMA                                                                                                                                   |               |                         |
| Ground Condition Constraints        | 5                                                              | Ground treatment is not expected to be required                                                                                                                                    |               |                         |
| Neighbouring Constraints            | 5                                                              | Site has no neighbouring constraints                                                                                                                                               |               |                         |
| Proximity to Key Services           | 0                                                              | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                            |               |                         |
| Community Facilities                | 5                                                              | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |               |                         |
| Comments on Suitability             | Within DSB.                                                    |                                                                                                                                                                                    |               |                         |
| <b>Availability Criteria:</b>       |                                                                | <b>Availability Rating:</b>                                                                                                                                                        | <b>Green</b>  |                         |
| Land Ownership                      | 5                                                              | Held by developer/willing owner/public sector                                                                                                                                      |               |                         |
| Land Condition                      | 4                                                              | Established single use                                                                                                                                                             |               |                         |
| Legal Constraints                   | 5                                                              | Site does not face any known legal issues                                                                                                                                          |               |                         |
| Planning Permission or Allocation   | N/A                                                            |                                                                                                                                                                                    |               |                         |
| Comments on Availability            |                                                                |                                                                                                                                                                                    |               |                         |
| <b>Achievability Criteria:</b>      |                                                                | <b>Achievability Rating:</b>                                                                                                                                                       | <b>Yellow</b> |                         |
| Viability                           | 5                                                              | Development is likely viable                                                                                                                                                       |               |                         |
| Timescale for Deliverability        | 4                                                              | Over 5 years                                                                                                                                                                       |               |                         |
| Comments on Achievability           |                                                                |                                                                                                                                                                                    |               |                         |

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| <b>SHELAA Reference: 22SHELAA23</b> |                                | <b>RAG Rating:</b>                                                                                                                                                                 | <b>Green</b> | <b>01 November 2025</b> |
| Site Address:                       | Car Park Glebe Road Chelmsford |                                                                                                                                                                                    |              |                         |
| Parish:                             | Chelmsford                     | Total Score:                                                                                                                                                                       | 120          |                         |
| Developable Site Area (ha):         | 0.12                           | Reason for discounted areas:                                                                                                                                                       |              |                         |
| Potential Yield:                    | 4                              | Typology:                                                                                                                                                                          | 22           |                         |
| Proposed Use:                       | Residential                    | Comments on the size of site:                                                                                                                                                      |              |                         |
| <b>Suitability Criteria:</b>        |                                | <b>Suitability Rating:</b>                                                                                                                                                         | <b>Green</b> |                         |
| Proximity to Employment Areas       | 5                              | Site is outside of any existing/proposed employment allocation                                                                                                                     |              |                         |
| Impact on Retail Areas              | 5                              | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |              |                         |
| Proximity to the Workplace          | 5                              | Site is within 2km walking distance of an employment allocation                                                                                                                    |              |                         |
| Public Transport                    | 5                              | Site is within 400m walking distance of one or more services                                                                                                                       |              |                         |
| PROW and Cycling Connectivity       | 5                              | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |              |                         |
| Vehicle Access                      | 5                              | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |              |                         |
| Strategic Road Access               | N/A                            | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road                                             |              |                         |
| Designated Heritage Assets          | 5                              | Site does not contain any designated heritage assets                                                                                                                               |              |                         |
| Non-Designated Heritage Assets      | 5                              | Site does not contain any non-designated heritage assets                                                                                                                           |              |                         |
| Archaeological Assets               | 3                              | Site is thought to be adjacent to one or more assets of archaeological interest                                                                                                    |              |                         |
| Minerals & Waste Constraints        | 5                              | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |              |                         |
| Defined Open Space                  | 5                              | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |              |                         |
| Green Belt & Green Wedge            | 5                              | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                |              |                         |
| Land Classification                 | 5                              | Site is predominantly Previously Developed Land                                                                                                                                    |              |                         |
| Protected Natural Features          | 5                              | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features           |              |                         |
| Flood Risk Constraints              | 5                              | Site is wholly within Flood Zone 1                                                                                                                                                 |              |                         |
| Air Quality Management Areas        | 5                              | Site is in excess of 500m from a designated AQMA                                                                                                                                   |              |                         |
| Ground Condition Constraints        | 5                              | Ground treatment is not expected to be required                                                                                                                                    |              |                         |
| Neighbouring Constraints            | 5                              | Site has no neighbouring constraints                                                                                                                                               |              |                         |
| Proximity to Key Services           | 3                              | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                       |              |                         |
| Community Facilities                | 5                              | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |              |                         |
| Comments on Suitability             | Within Urban Area.             |                                                                                                                                                                                    |              |                         |
| <b>Availability Criteria:</b>       |                                | <b>Availability Rating:</b>                                                                                                                                                        | <b>Green</b> |                         |
| Land Ownership                      | 5                              | Held by developer/willing owner/public sector                                                                                                                                      |              |                         |
| Land Condition                      | 4                              | Established single use                                                                                                                                                             |              |                         |
| Legal Constraints                   | 5                              | Site does not face any known legal issues                                                                                                                                          |              |                         |
| Planning Permission or Allocation   | N/A                            |                                                                                                                                                                                    |              |                         |
| Comments on Availability            |                                |                                                                                                                                                                                    |              |                         |
| <b>Achievability Criteria:</b>      |                                | <b>Achievability Rating:</b>                                                                                                                                                       | <b>Green</b> |                         |
| Viability                           | 5                              | Development is likely viable                                                                                                                                                       |              |                         |
| Timescale for Deliverability        | 5                              | Up to 5 years                                                                                                                                                                      |              |                         |
| Comments on Achievability           |                                |                                                                                                                                                                                    |              |                         |

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| SHELAA Reference: 22SHELAA24      |                                | RAG Rating:                                                                                                                                                                          | Amber                         | 01 November 2025 |  |
| Site Address:                     | Coval Lane Car Park Chelmsford |                                                                                                                                                                                      |                               |                  |  |
| Parish:                           | Chelmsford                     |                                                                                                                                                                                      | Total Score:                  | 116              |  |
| Developable Site Area (ha):       | 0.69                           |                                                                                                                                                                                      | Reason for discounted areas:  |                  |  |
| Potential Yield:                  | 44                             |                                                                                                                                                                                      | Typology:                     | 15               |  |
| Proposed Use:                     | Residential                    |                                                                                                                                                                                      | Comments on the size of site: |                  |  |
| Suitability Criteria:             |                                |                                                                                                                                                                                      | Suitability Rating:           | Amber            |  |
| Proximity to Employment Areas     | 5                              | Site is outside of any existing/proposed employment allocation                                                                                                                       |                               |                  |  |
| Impact on Retail Areas            | 5                              | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                               |                  |  |
| Proximity to the Workplace        | 5                              | Site is within 2km walking distance of an employment allocation                                                                                                                      |                               |                  |  |
| Public Transport                  | 5                              | Site is within 400m walking distance of one or more services                                                                                                                         |                               |                  |  |
| PROW and Cycling Connectivity     | 5                              | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                               |                  |  |
| Vehicle Access                    | 5                              | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                               |                  |  |
| Strategic Road Access             | N/A                            | Site has direct access to or is adjacent to a primary road network                                                                                                                   |                               |                  |  |
| Designated Heritage Assets        | 5                              | Site does not contain any designated heritage assets                                                                                                                                 |                               |                  |  |
| Non-Designated Heritage Assets    | 5                              | Site does not contain any non-designated heritage assets                                                                                                                             |                               |                  |  |
| Archaeological Assets             | 5                              | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                               |                  |  |
| Minerals & Waste Constraints      | 5                              | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                               |                  |  |
| Defined Open Space                | 5                              | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                               |                  |  |
| Green Belt & Green Wedge          | 5                              | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                               |                  |  |
| Land Classification               | 5                              | Site is predominantly Previously Developed Land                                                                                                                                      |                               |                  |  |
| Protected Natural Features        | 5                              | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |                               |                  |  |
| Flood Risk Constraints            | 5                              | Site is wholly within Flood Zone 1                                                                                                                                                   |                               |                  |  |
| Air Quality Management Areas      | 5                              | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                               |                  |  |
| Ground Condition Constraints      | 5                              | Ground treatment is not expected to be required                                                                                                                                      |                               |                  |  |
| Neighbouring Constraints          | 3                              | Site has neighbouring constraints with potential for mitigation                                                                                                                      |                               |                  |  |
| Proximity to Key Services         | 3                              | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |                               |                  |  |
| Community Facilities              | 3                              | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                               |                  |  |
| Comments on Suitability           | Within Urban Area.             |                                                                                                                                                                                      |                               |                  |  |
| Availability Criteria:            |                                |                                                                                                                                                                                      | Availability Rating:          | Green            |  |
| Land Ownership                    | 5                              | Held by developer/willing owner/public sector                                                                                                                                        |                               |                  |  |
| Land Condition                    | 4                              | Established single use                                                                                                                                                               |                               |                  |  |
| Legal Constraints                 | 5                              | Site does not face any known legal issues                                                                                                                                            |                               |                  |  |
| Planning Permission or Allocation | N/A                            |                                                                                                                                                                                      |                               |                  |  |
| Comments on Availability          |                                |                                                                                                                                                                                      |                               |                  |  |
| Achievability Criteria:           |                                |                                                                                                                                                                                      | Achievability Rating:         | Yellow           |  |
| Viability                         | 3                              | Development is marginal                                                                                                                                                              |                               |                  |  |
| Timescale for Deliverability      | 5                              | Up to 5 years                                                                                                                                                                        |                               |                  |  |
| Comments on Achievability         |                                |                                                                                                                                                                                      |                               |                  |  |

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| SHELAA Reference: 22SHELAA25      |                                                                                                                                                                                                                              | RAG Rating:                                                                                                                                                                                                                                                            | Amber                                                       | 01 November 2025 |
| Site Address:                     | Land North of Wheelers Hill Wheelers Hill Little Waltham Chelmsford CM3 3LU                                                                                                                                                  |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Parish:                           | Little Waltham                                                                                                                                                                                                               | Total Score:                                                                                                                                                                                                                                                           | 91                                                          |                  |
| Developable Site Area (ha):       | 80.3                                                                                                                                                                                                                         | Reason for discounted areas:                                                                                                                                                                                                                                           |                                                             |                  |
| Potential Yield:                  | 984                                                                                                                                                                                                                          | Typology:                                                                                                                                                                                                                                                              | 25                                                          |                  |
| Proposed Use:                     | Mixed Use                                                                                                                                                                                                                    | Comments on the size of site:                                                                                                                                                                                                                                          | Size of site is potentially suitable for all employment use |                  |
| Suitability Criteria:             |                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                        | Suitability Rating:                                         | Amber            |
| Proximity to Employment Areas     | 5                                                                                                                                                                                                                            | Site is outside of any existing/proposed employment allocation                                                                                                                                                                                                         |                                                             |                  |
| Impact on Retail Areas            | 5                                                                                                                                                                                                                            | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                                                                                     |                                                             |                  |
| Proximity to the Workplace        | 5                                                                                                                                                                                                                            | Site is within 2km walking distance of an employment allocation                                                                                                                                                                                                        |                                                             |                  |
| Public Transport                  | 0                                                                                                                                                                                                                            | Site is in excess of 400m walking distance from all services                                                                                                                                                                                                           |                                                             |                  |
| PROW and Cycling Connectivity     | 5                                                                                                                                                                                                                            | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                                                                                 |                                                             |                  |
| Vehicle Access                    | 5                                                                                                                                                                                                                            | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                                                                                       |                                                             |                  |
| Strategic Road Access             | 5                                                                                                                                                                                                                            | Site has direct access to or is adjacent to the strategic road network                                                                                                                                                                                                 |                                                             |                  |
| Designated Heritage Assets        | 3                                                                                                                                                                                                                            | Site is adjacent to one or more designated heritage assets                                                                                                                                                                                                             |                                                             |                  |
| Non-Designated Heritage Assets    | 5                                                                                                                                                                                                                            | Site does not contain any non-designated heritage assets                                                                                                                                                                                                               |                                                             |                  |
| Archaeological Assets             | 0                                                                                                                                                                                                                            | Site is thought to contain one or more assets of archaeological interest                                                                                                                                                                                               |                                                             |                  |
| Minerals & Waste Constraints      | 0                                                                                                                                                                                                                            | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development |                                                             |                  |
| Defined Open Space                | 3                                                                                                                                                                                                                            | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                                                                                     |                                                             |                  |
| Green Belt & Green Wedge          | 5                                                                                                                                                                                                                            | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                                                                                    |                                                             |                  |
| Land Classification               | 0                                                                                                                                                                                                                            | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                                                                           |                                                             |                  |
| Protected Natural Features        | 0                                                                                                                                                                                                                            | Site partially or wholly comprises of one or more protected natural features                                                                                                                                                                                           |                                                             |                  |
| Flood Risk Constraints            | 5                                                                                                                                                                                                                            | Site is wholly within Flood Zone 1                                                                                                                                                                                                                                     |                                                             |                  |
| Air Quality Management Areas      | 5                                                                                                                                                                                                                            | Site is in excess of 500m from a designated AQMA                                                                                                                                                                                                                       |                                                             |                  |
| Ground Condition Constraints      | 5                                                                                                                                                                                                                            | Ground treatment is not expected to be required                                                                                                                                                                                                                        |                                                             |                  |
| Neighbouring Constraints          | 3                                                                                                                                                                                                                            | Site has neighbouring constraints with potential for mitigation                                                                                                                                                                                                        |                                                             |                  |
| Proximity to Key Services         | 0                                                                                                                                                                                                                            | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                                                                                                                |                                                             |                  |
| Community Facilities              | 3                                                                                                                                                                                                                            | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                                                                   |                                                             |                  |
| Comments on Suitability           | Outside of DSB. Adjacent Grade II listed buildings.Trees protected by TPO/2003/079 in the eastern part of the eastern parcel. Also group of trees on Wheelers Hill adjacent to the largest parcel protected by TPO/2014/002. |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Availability Criteria:            |                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                        | Availability Rating:                                        | Green            |
| Land Ownership                    | 5                                                                                                                                                                                                                            | Held by developer/willing owner/public sector                                                                                                                                                                                                                          |                                                             |                  |
| Land Condition                    | 5                                                                                                                                                                                                                            | Vacant land & buildings                                                                                                                                                                                                                                                |                                                             |                  |
| Legal Constraints                 | 5                                                                                                                                                                                                                            | Site does not face any known legal issues                                                                                                                                                                                                                              |                                                             |                  |
| Planning Permission or Allocation |                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Comments on Availability          | Minerals safeguarding                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Achievability Criteria:           |                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                        | Achievability Rating:                                       | Yellow           |
| Viability                         | 5                                                                                                                                                                                                                            | Development is likely viable                                                                                                                                                                                                                                           |                                                             |                  |
| Timescale for Deliverability      | 4                                                                                                                                                                                                                            | Over 5 years                                                                                                                                                                                                                                                           |                                                             |                  |
| Comments on Achievability         |                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                        |                                                             |                  |

|                                   |                                                                         |                                                                                                                                                                                      |                       |                  |
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| SHELAA Reference: 22SHELAA26      |                                                                         | RAG Rating:                                                                                                                                                                          | Amber                 | 01 November 2025 |
| Site Address:                     | Land Sout East of Roselawn Farm Main Road Broomfield Chelmsford CM1 7AG |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Broomfield                                                              | Total Score:                                                                                                                                                                         | 94                    |                  |
| Developable Site Area (ha):       | 2.85                                                                    | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 56                                                                      | Typology:                                                                                                                                                                            | 3                     |                  |
| Proposed Use:                     | Residential                                                             | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                         |                                                                                                                                                                                      | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                       | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                       | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 0                                                                       | Site is in excess of 2km walking distance of an employment allocation                                                                                                                |                       |                  |
| Public Transport                  | 0                                                                       | Site is in excess of 400m walking distance from all services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 0                                                                       | Site is not connected to either an existing PROW or cycle network                                                                                                                    |                       |                  |
| Vehicle Access                    | 5                                                                       | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                     | Site has direct access to or is adjacent to a safeguarded trunk road or B-road                                                                                                       |                       |                  |
| Designated Heritage Assets        | 5                                                                       | Site does not contain any designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 5                                                                       | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 3                                                                       | Site is thought to be adjacent to one or more assets of archaeological interest                                                                                                      |                       |                  |
| Minerals & Waste Constraints      | 5                                                                       | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                       | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 0                                                                       | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |                       |                  |
| Land Classification               | 0                                                                       | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 5                                                                       | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |                       |                  |
| Flood Risk Constraints            | 5                                                                       | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                       | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                       | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                       | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 3                                                                       | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |                       |                  |
| Community Facilities              | 3                                                                       | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Outside of DSB.                                                         |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                         |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                       | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 5                                                                       | Vacant land & buildings                                                                                                                                                              |                       |                  |
| Legal Constraints                 | 5                                                                       | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | Appeal in progress                                                      |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          | Green wedge                                                             |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                         |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                       | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                       | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                         |                                                                                                                                                                                      |                       |                  |

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| <b>SHELAA Reference: 23GT5</b>    |                                                        | <b>RAG Rating:</b>                                                                                                                                                                 | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                     | The Gables Highwood Road Writtle CM1 3PR               |                                                                                                                                                                                    |              |                         |
| Parish:                           | Writtle                                                | Total Score:                                                                                                                                                                       | 99           |                         |
| Developable Site Area (ha):       | 0.43                                                   | Reason for discounted areas:                                                                                                                                                       |              |                         |
| Potential Yield:                  | 10                                                     | Typology:                                                                                                                                                                          | 17           |                         |
| Proposed Use:                     | Residential - G&T                                      | Comments on the size of site:                                                                                                                                                      |              |                         |
| <b>Suitability Criteria:</b>      |                                                        | <b>Suitability Rating:</b>                                                                                                                                                         | <b>Red</b>   |                         |
| Proximity to Employment Areas     | 5                                                      | Site is outside of any existing/proposed employment allocation                                                                                                                     |              |                         |
| Impact on Retail Areas            | 5                                                      | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |              |                         |
| Proximity to the Workplace        | 0                                                      | Site is in excess of 2km walking distance of an employment allocation                                                                                                              |              |                         |
| Public Transport                  | 0                                                      | Site is in excess of 400m walking distance from all services                                                                                                                       |              |                         |
| PROW and Cycling Connectivity     | 5                                                      | Site is within 100m walking distance to either a PROW or cycle network                                                                                                             |              |                         |
| Vehicle Access                    | 5                                                      | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |              |                         |
| Strategic Road Access             | 0                                                      | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road                                             |              |                         |
| Designated Heritage Assets        | 5                                                      | Site does not contain any designated heritage assets                                                                                                                               |              |                         |
| Non-Designated Heritage Assets    | 5                                                      | Site does not contain any non-designated heritage assets                                                                                                                           |              |                         |
| Archaeological Assets             | 5                                                      | Site is not thought to contain any assets of archaeological interest                                                                                                               |              |                         |
| Minerals & Waste Constraints      | 5                                                      | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |              |                         |
| Defined Open Space                | 5                                                      | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |              |                         |
| Green Belt & Green Wedge          | 0                                                      | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                      |              |                         |
| Land Classification               | 0                                                      | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |              |                         |
| Protected Natural Features        | 5                                                      | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features           |              |                         |
| Flood Risk Constraints            | 5                                                      | Site is wholly within Flood Zone 1                                                                                                                                                 |              |                         |
| Air Quality Management Areas      | 5                                                      | Site is in excess of 500m from a designated AQMA                                                                                                                                   |              |                         |
| Ground Condition Constraints      | 5                                                      | Ground treatment is not expected to be required                                                                                                                                    |              |                         |
| Neighbouring Constraints          | 5                                                      | Site has no neighbouring constraints                                                                                                                                               |              |                         |
| Proximity to Key Services         | 0                                                      | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                            |              |                         |
| Community Facilities              | 5                                                      | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |              |                         |
| Comments on Suitability           | Outside of DSB.                                        |                                                                                                                                                                                    |              |                         |
| <b>Availability Criteria:</b>     |                                                        | <b>Availability Rating:</b>                                                                                                                                                        | <b>Green</b> |                         |
| Land Ownership                    | 5                                                      | Held by developer/willing owner/public sector                                                                                                                                      |              |                         |
| Land Condition                    | 4                                                      | Established single use                                                                                                                                                             |              |                         |
| Legal Constraints                 | 5                                                      | Site does not face any known legal issues                                                                                                                                          |              |                         |
| Planning Permission or Allocation | 2013 application for stationing of 2 caravans refused. |                                                                                                                                                                                    |              |                         |
| Comments on Availability          |                                                        |                                                                                                                                                                                    |              |                         |
| <b>Achievability Criteria:</b>    |                                                        | <b>Achievability Rating:</b>                                                                                                                                                       | <b>Green</b> |                         |
| Viability                         | 5                                                      | Development is likely viable                                                                                                                                                       |              |                         |
| Timescale for Deliverability      | 5                                                      | Up to 5 years                                                                                                                                                                      |              |                         |
| Comments on Achievability         |                                                        |                                                                                                                                                                                    |              |                         |



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| <b>SHELAA Reference: 23GT4</b>    |                                                                                                                                       | <b>RAG Rating:</b>                                                                                                                                                                 | <b>Red</b>    | <b>01 November 2025</b> |
| Site Address:                     | Roseberry Farm Hayes Chase Battlesbridge Wickford SS117QT                                                                             |                                                                                                                                                                                    |               |                         |
| Parish:                           | Rettendon                                                                                                                             | Total Score:                                                                                                                                                                       | 91            |                         |
| Developable Site Area (ha):       | 0.68                                                                                                                                  | Reason for discounted areas:                                                                                                                                                       |               |                         |
| Potential Yield:                  | 13                                                                                                                                    | Typology:                                                                                                                                                                          | 5             |                         |
| Proposed Use:                     | Residential - G&T                                                                                                                     | Comments on the size of site:                                                                                                                                                      |               |                         |
| <b>Suitability Criteria:</b>      |                                                                                                                                       | <b>Suitability Rating:</b>                                                                                                                                                         | <b>Red</b>    |                         |
| Proximity to Employment Areas     | 5                                                                                                                                     | Site is outside of any existing/proposed employment allocation                                                                                                                     |               |                         |
| Impact on Retail Areas            | 5                                                                                                                                     | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |               |                         |
| Proximity to the Workplace        | 0                                                                                                                                     | Site is in excess of 2km walking distance of an employment allocation                                                                                                              |               |                         |
| Public Transport                  | 5                                                                                                                                     | Site is within 400m walking distance of one or more services                                                                                                                       |               |                         |
| PROW and Cycling Connectivity     | 0                                                                                                                                     | Site is not connected to either an existing PROW or cycle network                                                                                                                  |               |                         |
| Vehicle Access                    | 5                                                                                                                                     | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |               |                         |
| Strategic Road Access             | 0                                                                                                                                     | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road                                             |               |                         |
| Designated Heritage Assets        | 5                                                                                                                                     | Site does not contain any designated heritage assets                                                                                                                               |               |                         |
| Non-Designated Heritage Assets    | 5                                                                                                                                     | Site does not contain any non-designated heritage assets                                                                                                                           |               |                         |
| Archaeological Assets             | 5                                                                                                                                     | Site is not thought to contain any assets of archaeological interest                                                                                                               |               |                         |
| Minerals & Waste Constraints      | 5                                                                                                                                     | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |               |                         |
| Defined Open Space                | 5                                                                                                                                     | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |               |                         |
| Green Belt & Green Wedge          | 0                                                                                                                                     | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                      |               |                         |
| Land Classification               | 0                                                                                                                                     | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |               |                         |
| Protected Natural Features        | 5                                                                                                                                     | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features           |               |                         |
| Flood Risk Constraints            | 5                                                                                                                                     | Site is wholly within Flood Zone 1                                                                                                                                                 |               |                         |
| Air Quality Management Areas      | 5                                                                                                                                     | Site is in excess of 500m from a designated AQMA                                                                                                                                   |               |                         |
| Ground Condition Constraints      | 5                                                                                                                                     | Ground treatment is not expected to be required                                                                                                                                    |               |                         |
| Neighbouring Constraints          | 3                                                                                                                                     | Site has neighbouring constraints with potential for mitigation                                                                                                                    |               |                         |
| Proximity to Key Services         | 0                                                                                                                                     | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                            |               |                         |
| Community Facilities              | 5                                                                                                                                     | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |               |                         |
| Comments on Suitability           | Outside of DSB.                                                                                                                       |                                                                                                                                                                                    |               |                         |
| <b>Availability Criteria:</b>     |                                                                                                                                       | <b>Availability Rating:</b>                                                                                                                                                        | <b>Yellow</b> |                         |
| Land Ownership                    | 5                                                                                                                                     | Held by developer/willing owner/public sector                                                                                                                                      |               |                         |
| Land Condition                    | 3                                                                                                                                     | Low intensity land uses                                                                                                                                                            |               |                         |
| Legal Constraints                 | 0                                                                                                                                     | Site faces known legal issues                                                                                                                                                      |               |                         |
| Planning Permission or Allocation |                                                                                                                                       |                                                                                                                                                                                    |               |                         |
| Comments on Availability          | High court injunction on the land relating to previous owner restricting the residential occupation of the land to the previous owner |                                                                                                                                                                                    |               |                         |
| <b>Achievability Criteria:</b>    |                                                                                                                                       | <b>Achievability Rating:</b>                                                                                                                                                       | <b>Green</b>  |                         |
| Viability                         | 5                                                                                                                                     | Development is likely viable                                                                                                                                                       |               |                         |
| Timescale for Deliverability      | 5                                                                                                                                     | Up to 5 years                                                                                                                                                                      |               |                         |
| Comments on Achievability         |                                                                                                                                       |                                                                                                                                                                                    |               |                         |

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| SHELAA Reference: 24SHELAA1       |                                                               | RAG Rating:                                                                                                                                                                                                                                                            | Amber                                                       | 01 November 2025 |
| Site Address:                     | Land South West Of Pembroke House London Road Braintree Essex |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Parish:                           | Great Leighs                                                  | Total Score:                                                                                                                                                                                                                                                           | 105                                                         |                  |
| Developable Site Area (ha):       | 1.21                                                          | Reason for discounted areas:                                                                                                                                                                                                                                           |                                                             |                  |
| Potential Yield:                  | 23                                                            | Typology:                                                                                                                                                                                                                                                              | 4+34+37+38                                                  |                  |
| Proposed Use:                     | Mixed Use                                                     | Comments on the size of site:                                                                                                                                                                                                                                          | Size of site is potentially suitable for all employment use |                  |
| Suitability Criteria:             |                                                               |                                                                                                                                                                                                                                                                        | Suitability Rating:                                         | Amber            |
| Proximity to Employment Areas     | 5                                                             | Site is outside of any existing/proposed employment allocation                                                                                                                                                                                                         |                                                             |                  |
| Impact on Retail Areas            | 5                                                             | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                                                                                     |                                                             |                  |
| Proximity to the Workplace        | 5                                                             | Site is within 2km walking distance of an employment allocation                                                                                                                                                                                                        |                                                             |                  |
| Public Transport                  | 5                                                             | Site is within 400m walking distance of one or more services                                                                                                                                                                                                           |                                                             |                  |
| PROW and Cycling Connectivity     | 5                                                             | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                                                                                 |                                                             |                  |
| Vehicle Access                    | 5                                                             | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                                                                                       |                                                             |                  |
| Strategic Road Access             | 5                                                             | Site has direct access to or is adjacent to the strategic road network                                                                                                                                                                                                 |                                                             |                  |
| Designated Heritage Assets        | 5                                                             | Site does not contain any designated heritage assets                                                                                                                                                                                                                   |                                                             |                  |
| Non-Designated Heritage Assets    | 5                                                             | Site does not contain any non-designated heritage assets                                                                                                                                                                                                               |                                                             |                  |
| Archaeological Assets             |                                                               |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Minerals & Waste Constraints      | 0                                                             | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development |                                                             |                  |
| Defined Open Space                | 5                                                             | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                                                                                       |                                                             |                  |
| Green Belt & Green Wedge          | 5                                                             | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                                                                                    |                                                             |                  |
| Land Classification               | 0                                                             | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                                                                           |                                                             |                  |
| Protected Natural Features        | 5                                                             | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features                                                                                               |                                                             |                  |
| Flood Risk Constraints            | 5                                                             | Site is wholly within Flood Zone 1                                                                                                                                                                                                                                     |                                                             |                  |
| Air Quality Management Areas      | 5                                                             | Site is in excess of 500m from a designated AQMA                                                                                                                                                                                                                       |                                                             |                  |
| Ground Condition Constraints      | 5                                                             | Ground treatment is not expected to be required                                                                                                                                                                                                                        |                                                             |                  |
| Neighbouring Constraints          | 0                                                             | Site has neighbouring constraints with no potential for mitigation                                                                                                                                                                                                     |                                                             |                  |
| Proximity to Key Services         | 3                                                             | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                                                                                                           |                                                             |                  |
| Community Facilities              | 3                                                             | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                                                                   |                                                             |                  |
| Comments on Suitability           | Outside of DSB. AQMA revoked in March 2024                    |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Availability Criteria:            |                                                               |                                                                                                                                                                                                                                                                        | Availability Rating:                                        | Green            |
| Land Ownership                    | 5                                                             | Held by developer/willing owner/public sector                                                                                                                                                                                                                          |                                                             |                  |
| Land Condition                    | 4                                                             | Established single use                                                                                                                                                                                                                                                 |                                                             |                  |
| Legal Constraints                 | 5                                                             | Site does not face any known legal issues                                                                                                                                                                                                                              |                                                             |                  |
| Planning Permission or Allocation | 20 / 21 application - Appeal dismissed for 3 dwellings        |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Comments on Availability          |                                                               |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Achievability Criteria:           |                                                               |                                                                                                                                                                                                                                                                        | Achievability Rating:                                       | Green            |
| Viability                         | 5                                                             | Development is likely viable                                                                                                                                                                                                                                           |                                                             |                  |
| Timescale for Deliverability      | 5                                                             | Up to 5 years                                                                                                                                                                                                                                                          |                                                             |                  |
| Comments on Achievability         |                                                               |                                                                                                                                                                                                                                                                        |                                                             |                  |

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| <b>SHELAA Reference: 24SHELAA3</b> |                                                                                                            | <b>RAG Rating:</b>                                                                                                                                                                                                                                                     | <b>Yellow</b> | <b>01 November 2025</b> |
| Site Address:                      | Land South East Of Pratts Farm Roundabout Little Waltham Chelmsford Essex                                  |                                                                                                                                                                                                                                                                        |               |                         |
| Parish:                            | Chelmsford Garden Community                                                                                | Total Score:                                                                                                                                                                                                                                                           | 91            |                         |
| Developable Site Area (ha):        | 5.05                                                                                                       | Reason for discounted areas:                                                                                                                                                                                                                                           |               |                         |
| Potential Yield:                   | 0                                                                                                          | Typology:                                                                                                                                                                                                                                                              | N/A           |                         |
| Proposed Use:                      | Community Facility                                                                                         | Comments on the size of site:                                                                                                                                                                                                                                          |               |                         |
| <b>Suitability Criteria:</b>       |                                                                                                            | <b>Suitability Rating:</b>                                                                                                                                                                                                                                             | <b>Yellow</b> |                         |
| Proximity to Employment Areas      | 5                                                                                                          | Site is outside of any existing/proposed employment allocation                                                                                                                                                                                                         |               |                         |
| Impact on Retail Areas             | 5                                                                                                          | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                                                                                     |               |                         |
| Proximity to the Workplace         | N/A                                                                                                        |                                                                                                                                                                                                                                                                        |               |                         |
| Public Transport                   | 5                                                                                                          | Site is within 400m walking distance of one or more services                                                                                                                                                                                                           |               |                         |
| PROW and Cycling Connectivity      | 5                                                                                                          | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                                                                                 |               |                         |
| Vehicle Access                     | 5                                                                                                          | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                                                                                       |               |                         |
| Strategic Road Access              | N/A                                                                                                        |                                                                                                                                                                                                                                                                        |               |                         |
| Designated Heritage Assets         | 5                                                                                                          | Site does not contain any designated heritage assets                                                                                                                                                                                                                   |               |                         |
| Non-Designated Heritage Assets     | 5                                                                                                          | Site does not contain any non-designated heritage assets                                                                                                                                                                                                               |               |                         |
| Archaeological Assets              | 5                                                                                                          | Site is not thought to contain any assets of archaeological interest                                                                                                                                                                                                   |               |                         |
| Minerals & Waste Constraints       | 0                                                                                                          | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development |               |                         |
| Defined Open Space                 | 3                                                                                                          | Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                                                                                     |               |                         |
| Green Belt & Green Wedge           | 5                                                                                                          | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                                                                                                    |               |                         |
| Land Classification                | 0                                                                                                          | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                                                                           |               |                         |
| Protected Natural Features         | 0                                                                                                          | Site partially or wholly comprises of one or more protected natural features                                                                                                                                                                                           |               |                         |
| Flood Risk Constraints             | 5                                                                                                          | Site is wholly within Flood Zone 1                                                                                                                                                                                                                                     |               |                         |
| Air Quality Management Areas       | 5                                                                                                          | Site is in excess of 500m from a designated AQMA                                                                                                                                                                                                                       |               |                         |
| Ground Condition Constraints       | 3                                                                                                          | Ground treatment is expected to be required on part of the site                                                                                                                                                                                                        |               |                         |
| Neighbouring Constraints           | N/A                                                                                                        |                                                                                                                                                                                                                                                                        |               |                         |
| Proximity to Key Services          | N/A                                                                                                        |                                                                                                                                                                                                                                                                        |               |                         |
| Community Facilities               | 5                                                                                                          | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                                                                      |               |                         |
| Comments on Suitability            | Outside of DSB. Woodland TPO/2006/017 within 15m of the site to the south west, may contain veteran trees. |                                                                                                                                                                                                                                                                        |               |                         |
| <b>Availability Criteria:</b>      |                                                                                                            | <b>Availability Rating:</b>                                                                                                                                                                                                                                            | <b>Green</b>  |                         |
| Land Ownership                     | 5                                                                                                          | Held by developer/willing 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           |                                                                                                            |                                                                                                                                                                                                                                                                        |               |                         |
| <b>Achievability Criteria:</b>     |                                                                                                            | <b>Achievability Rating:</b>                                                                                                                                                                                                                                           | <b>Green</b>  |                         |
| Viability                          | 5                                                                                                          | Development is likely viable                                                                                                                                                                                                                                           |               |                         |
| Timescale for Deliverability       | 5                                                                                                          | Up to 5 years                                                                                                                                                                                                                                                          |               |                         |
| Comments on Achievability          |                                                                                                            |                                                                                                                                                                                                                                                                        |               |                         |

|                                    |                                                                    |                                                                                                                                                                                    |                                                             |                         |
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| <b>SHELAA Reference: 24SHELAA4</b> |                                                                    | <b>RAG Rating:</b>                                                                                                                                                                 | <b>Red</b>                                                  | <b>01 November 2025</b> |
| Site Address:                      | Land West Of Runwell Hall Farm Hoe Lane Rettendon Chelmsford Essex |                                                                                                                                                                                    |                                                             |                         |
| Parish:                            | Runwell                                                            | Total Score:                                                                                                                                                                       | 84                                                          |                         |
| Developable Site Area (ha):        | 2.2                                                                | Reason for discounted areas:                                                                                                                                                       |                                                             |                         |
| Potential Yield:                   | 0                                                                  | Typology:                                                                                                                                                                          | 34+37                                                       |                         |
| Proposed Use:                      | Employment                                                         | Comments on the size of site:                                                                                                                                                      | Size of site is potentially suitable for all employment use |                         |
| <b>Suitability Criteria:</b>       |                                                                    | <b>Suitability Rating:</b>                                                                                                                                                         | <b>Red</b>                                                  |                         |
| Proximity to Employment Areas      | N/A                                                                | Site is outside of any existing/proposed employment allocation                                                                                                                     |                                                             |                         |
| Impact on Retail Areas             | N/A                                                                | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres |                                                             |                         |
| Proximity to the Workplace         | N/A                                                                | Site is within 2km walking distance of an employment allocation                                                                                                                    |                                                             |                         |
| Public Transport                   | 5                                                                  | Site is within 400m walking distance of one or more services                                                                                                                       |                                                             |                         |
| PROW and Cycling Connectivity      | 0                                                                  | Site is not connected to either an existing PROW or cycle network                                                                                                                  |                                                             |                         |
| Vehicle Access                     | 5                                                                  | A route exists enabling vehicle access into/adjacent to the site                                                                                                                   |                                                             |                         |
| Strategic Road Access              | 0                                                                  | Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road                                             |                                                             |                         |
| Designated Heritage Assets         | 5                                                                  | Site does not contain any designated heritage assets                                                                                                                               |                                                             |                         |
| Non-Designated Heritage Assets     | 5                                                                  | Site does not contain any non-designated heritage assets                                                                                                                           |                                                             |                         |
| Archaeological Assets              | 5                                                                  | Site is not thought to contain any assets of archaeological interest                                                                                                               |                                                             |                         |
| Minerals & Waste Constraints       | 5                                                                  | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                           |                                                             |                         |
| Defined Open Space                 | 5                                                                  | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                   |                                                             |                         |
| Green Belt & Green Wedge           | 0                                                                  | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                      |                                                             |                         |
| Land Classification                | 0                                                                  | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                       |                                                             |                         |
| Protected Natural Features         | 5                                                                  | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features           |                                                             |                         |
| Flood Risk Constraints             | 5                                                                  | Site is wholly within Flood Zone 1                                                                                                                                                 |                                                             |                         |
| Air Quality Management Areas       | 5                                                                  | Site is in excess of 500m from a designated AQMA                                                                                                                                   |                                                             |                         |
| Ground Condition Constraints       | 5                                                                  | Ground treatment is not expected to be required                                                                                                                                    |                                                             |                         |
| Neighbouring Constraints           | N/A                                                                |                                                                                                                                                                                    |                                                             |                         |
| Proximity to Key Services          | N/A                                                                |                                                                                                                                                                                    |                                                             |                         |
| Community Facilities               | 5                                                                  | Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility  |                                                             |                         |
| Comments on Suitability            | Outside of DSB.                                                    |                                                                                                                                                                                    |                                                             |                         |
| <b>Availability Criteria:</b>      |                                                                    | <b>Availability Rating:</b>                                                                                                                                                        | <b>Green</b>                                                |                         |
| Land Ownership                     | 5                                                                  | Held by developer/willing owner/public sector                                                                                                                                      |                                                             |                         |
| Land Condition                     | 4                                                                  | Established single use                                                                                                                                                             |                                                             |                         |
| Legal Constraints                  | 5                                                                  | Site does not face any known legal issues                                                                                                                                          |                                                             |                         |
| Planning Permission or Allocation  | N/A                                                                |                                                                                                                                                                                    |                                                             |                         |
| Comments on Availability           |                                                                    |                                                                                                                                                                                    |                                                             |                         |
| <b>Achievability Criteria:</b>     |                                                                    | <b>Achievability Rating:</b>                                                                                                                                                       | <b>Green</b>                                                |                         |
| Viability                          | 5                                                                  | Development is likely viable                                                                                                                                                       |                                                             |                         |
| Timescale for Deliverability       | 5                                                                  | Up to 5 years                                                                                                                                                                      |                                                             |                         |
| Comments on Achievability          |                                                                    |                                                                                                                                                                                    |                                                             |                         |

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| <b>SHELAA Reference: 24SHELAA5</b> |                                                                                                                                     | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Red</b>     | <b>01 November 2025</b> |
| Site Address:                      | Land Adjacent Rustlings School Lane Stock Ingatestone Essex                                                                         |                                                                                                                                                                                      |                |                         |
| Parish:                            | Stock                                                                                                                               | Total Score:                                                                                                                                                                         | 96             |                         |
| Developable Site Area (ha):        | 3.17                                                                                                                                | Reason for discounted areas:                                                                                                                                                         | Next to buffer |                         |
| Potential Yield:                   | 62                                                                                                                                  | Typology:                                                                                                                                                                            | 3              |                         |
| Proposed Use:                      | Residential                                                                                                                         | Comments on the size of site:                                                                                                                                                        |                |                         |
| <b>Suitability Criteria:</b>       |                                                                                                                                     | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Red</b>     |                         |
| Proximity to Employment Areas      | 5                                                                                                                                   | Site is outside of any existing/proposed employment allocation                                                                                                                       |                |                         |
| Impact on Retail Areas             | 5                                                                                                                                   | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                |                         |
| Proximity to the Workplace         | 0                                                                                                                                   | Site is in excess of 2km walking distance of an employment allocation                                                                                                                |                |                         |
| Public Transport                   | 5                                                                                                                                   | Site is within 400m walking distance of one or more services                                                                                                                         |                |                         |
| PROW and Cycling Connectivity      | 5                                                                                                                                   | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                |                         |
| Vehicle Access                     | 5                                                                                                                                   | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                |                         |
| Strategic Road Access              | N/A                                                                                                                                 |                                                                                                                                                                                      |                |                         |
| Designated Heritage Assets         | 3                                                                                                                                   | Site is adjacent to one or more designated heritage assets                                                                                                                           |                |                         |
| Non-Designated Heritage Assets     | 5                                                                                                                                   | Site does not contain any non-designated heritage assets                                                                                                                             |                |                         |
| Archaeological Assets              | 5                                                                                                                                   | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                |                         |
| Minerals & Waste Constraints       | 5                                                                                                                                   | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                |                         |
| Defined Open Space                 | 5                                                                                                                                   | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                |                         |
| Green Belt & Green Wedge           | 0                                                                                                                                   | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |                |                         |
| Land Classification                | 0                                                                                                                                   | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                |                         |
| Protected Natural Features         | 0                                                                                                                                   | Site partially or wholly comprises of one or more protected natural features                                                                                                         |                |                         |
| Flood Risk Constraints             | 5                                                                                                                                   | Site is wholly within Flood Zone 1                                                                                                                                                   |                |                         |
| Air Quality Management Areas       | 5                                                                                                                                   | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                |                         |
| Ground Condition Constraints       | 5                                                                                                                                   | Ground treatment is not expected to be required                                                                                                                                      |                |                         |
| Neighbouring Constraints           | 5                                                                                                                                   | Site has no neighbouring constraints                                                                                                                                                 |                |                         |
| Proximity to Key Services          | 3                                                                                                                                   | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |                |                         |
| Community Facilities               | 3                                                                                                                                   | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                |                         |
| Comments on Suitability            | Outside of DSB. Woodland TPO/1976/030 borders the site to the south and south east. Adjacent Essex Gardens Trust Sites (Greenwoods) |                                                                                                                                                                                      |                |                         |
| <b>Availability Criteria:</b>      |                                                                                                                                     | <b>Availability Rating:</b>                                                                                                                                                          | <b>Green</b>   |                         |
| Land Ownership                     | 5                                                                                                                                   | Held by developer/willing owner/public sector                                                                                                                                        |                |                         |
| Land Condition                     | 2                                                                                                                                   | Established multiple uses                                                                                                                                                            |                |                         |
| Legal Constraints                  | 5                                                                                                                                   | Site does not face any known legal issues                                                                                                                                            |                |                         |
| Planning Permission or Allocation  | N/A                                                                                                                                 |                                                                                                                                                                                      |                |                         |
| Comments on Availability           |                                                                                                                                     |                                                                                                                                                                                      |                |                         |
| <b>Achievability Criteria:</b>     |                                                                                                                                     | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b>   |                         |
| Viability                          | 5                                                                                                                                   | Development is likely viable                                                                                                                                                         |                |                         |
| Timescale for Deliverability       | 5                                                                                                                                   | Up to 5 years                                                                                                                                                                        |                |                         |
| Comments on Achievability          |                                                                                                                                     |                                                                                                                                                                                      |                |                         |

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| <b>SHELAA Reference: 24SHELAA6</b> |                                              | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                      | Land West Of Glebe Meadow Roxwell Chelmsford |                                                                                                                                                                                      |              |                         |
| Parish:                            | Roxwell                                      | Total Score:                                                                                                                                                                         | 99           |                         |
| Developable Site Area (ha):        | 5.67                                         | Reason for discounted areas:                                                                                                                                                         |              |                         |
| Potential Yield:                   | 97                                           | Typology:                                                                                                                                                                            | 2            |                         |
| Proposed Use:                      | Residential                                  | Comments on the size of site:                                                                                                                                                        |              |                         |
| <b>Suitability Criteria:</b>       |                                              | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Red</b>   |                         |
| Proximity to Employment Areas      | 5                                            | Site is outside of any existing/proposed employment allocation                                                                                                                       |              |                         |
| Impact on Retail Areas             | 5                                            | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |              |                         |
| Proximity to the Workplace         | 0                                            | Site is in excess of 2km walking distance of an employment allocation                                                                                                                |              |                         |
| Public Transport                   | 5                                            | Site is within 400m walking distance of one or more services                                                                                                                         |              |                         |
| PROW and Cycling Connectivity      | 5                                            | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |              |                         |
| Vehicle Access                     | 5                                            | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |              |                         |
| Strategic Road Access              | N/A                                          |                                                                                                                                                                                      |              |                         |
| Designated Heritage Assets         | 5                                            | Site does not contain any designated heritage assets                                                                                                                                 |              |                         |
| Non-Designated Heritage Assets     | 5                                            | Site does not contain any non-designated heritage assets                                                                                                                             |              |                         |
| Archaeological Assets              | 5                                            | Site is not thought to contain any assets of archaeological interest                                                                                                                 |              |                         |
| Minerals & Waste Constraints       | 2                                            | Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment           |              |                         |
| Defined Open Space                 | 5                                            | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |              |                         |
| Green Belt & Green Wedge           | 0                                            | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |              |                         |
| Land Classification                | 0                                            | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |              |                         |
| Protected Natural Features         | 5                                            | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |              |                         |
| Flood Risk Constraints             | 5                                            | Site is wholly within Flood Zone 1                                                                                                                                                   |              |                         |
| Air Quality Management Areas       | 5                                            | Site is in excess of 500m from a designated AQMA                                                                                                                                     |              |                         |
| Ground Condition Constraints       | 5                                            | Ground treatment is not expected to be required                                                                                                                                      |              |                         |
| Neighbouring Constraints           | 5                                            | Site has no neighbouring constraints                                                                                                                                                 |              |                         |
| Proximity to Key Services          | 0                                            | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |              |                         |
| Community Facilities               | 3                                            | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |              |                         |
| Comments on Suitability            | Adjacent to DSB.                             |                                                                                                                                                                                      |              |                         |
| <b>Availability Criteria:</b>      |                                              | <b>Availability Rating:</b>                                                                                                                                                          | <b>Green</b> |                         |
| Land Ownership                     | 5                                            | Held by developer/willing owner/public sector                                                                                                                                        |              |                         |
| Land Condition                     | 4                                            | Established single use                                                                                                                                                               |              |                         |
| Legal Constraints                  | 5                                            | Site does not face any known legal issues                                                                                                                                            |              |                         |
| Planning Permission or Allocation  | N/A                                          |                                                                                                                                                                                      |              |                         |
| Comments on Availability           |                                              |                                                                                                                                                                                      |              |                         |
| <b>Achievability Criteria:</b>     |                                              | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b> |                         |
| Viability                          | 5                                            | Development is likely viable                                                                                                                                                         |              |                         |
| Timescale for Deliverability       | 5                                            | Up to 5 years                                                                                                                                                                        |              |                         |
| Comments on Achievability          |                                              |                                                                                                                                                                                      |              |                         |

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| <b>SHELAA Reference: 24SHELAA7</b> |                                                                               | <b>RAG Rating:</b>                                                                                                                                                                                             | <b>Amber</b> | <b>01 November 2025</b> |
| Site Address:                      | Land And Building Adjacent 9 Springfield Road Chelmsford                      |                                                                                                                                                                                                                |              |                         |
| Parish:                            | Chelmsford                                                                    | Total Score:                                                                                                                                                                                                   | 112          |                         |
| Developable Site Area (ha):        | 0.09                                                                          | Reason for discounted areas:                                                                                                                                                                                   |              |                         |
| Potential Yield:                   | 2                                                                             | Typology:                                                                                                                                                                                                      | 22           |                         |
| Proposed Use:                      | Residential                                                                   | Comments on the size of site:                                                                                                                                                                                  |              |                         |
| <b>Suitability Criteria:</b>       |                                                                               | <b>Suitability Rating:</b>                                                                                                                                                                                     | <b>Amber</b> |                         |
| Proximity to Employment Areas      | 5                                                                             | Site is outside of any existing/proposed employment allocation                                                                                                                                                 |              |                         |
| Impact on Retail Areas             | 5                                                                             | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                             |              |                         |
| Proximity to the Workplace         | 5                                                                             | Site is within 2km walking distance of an employment allocation                                                                                                                                                |              |                         |
| Public Transport                   | 5                                                                             | Site is within 400m walking distance of one or more services                                                                                                                                                   |              |                         |
| PROW and Cycling Connectivity      | 5                                                                             | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                         |              |                         |
| Vehicle Access                     | 5                                                                             | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                               |              |                         |
| Strategic Road Access              | N/A                                                                           |                                                                                                                                                                                                                |              |                         |
| Designated Heritage Assets         | 3                                                                             | Site is adjacent to one or more designated heritage assets                                                                                                                                                     |              |                         |
| Non-Designated Heritage Assets     | 5                                                                             | Site does not contain any non-designated heritage assets                                                                                                                                                       |              |                         |
| Archaeological Assets              | 5                                                                             | Site is not thought to contain any assets of archaeological interest                                                                                                                                           |              |                         |
| Minerals & Waste Constraints       | 5                                                                             | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                                                       |              |                         |
| Defined Open Space                 | 5                                                                             | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                               |              |                         |
| Green Belt & Green Wedge           | 3                                                                             | Site partially lies within the Metropolitan Green Belt or Green Wedge                                                                                                                                          |              |                         |
| Land Classification                | 5                                                                             | Site is predominantly Previously Developed Land                                                                                                                                                                |              |                         |
| Protected Natural Features         | 3                                                                             | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature |              |                         |
| Flood Risk Constraints             | 1                                                                             | 25%-50% of the site area is within Flood Zone 3                                                                                                                                                                |              |                         |
| Air Quality Management Areas       | 5                                                                             | Site is in excess of 500m from a designated AQMA                                                                                                                                                               |              |                         |
| Ground Condition Constraints       | 5                                                                             | Ground treatment is not expected to be required                                                                                                                                                                |              |                         |
| Neighbouring Constraints           | 5                                                                             | Site has no neighbouring constraints                                                                                                                                                                           |              |                         |
| Proximity to Key Services          | 5                                                                             | Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                                                  |              |                         |
| Community Facilities               | 3                                                                             | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                           |              |                         |
| Comments on Suitability            | Within Urban Area. First floor & above Adjacent Chelmer Valley Riverside LoWS |                                                                                                                                                                                                                |              |                         |
| <b>Availability Criteria:</b>      |                                                                               | <b>Availability Rating:</b>                                                                                                                                                                                    | <b>Green</b> |                         |
| Land Ownership                     | 5                                                                             | Held by developer/willing owner/public sector                                                                                                                                                                  |              |                         |
| Land Condition                     | 4                                                                             | Established single use                                                                                                                                                                                         |              |                         |
| Legal Constraints                  | 5                                                                             | Site does not face any known legal issues                                                                                                                                                                      |              |                         |
| Planning Permission or Allocation  | Shopfront alterations                                                         |                                                                                                                                                                                                                |              |                         |
| Comments on Availability           |                                                                               |                                                                                                                                                                                                                |              |                         |
| <b>Achievability Criteria:</b>     |                                                                               | <b>Achievability Rating:</b>                                                                                                                                                                                   | <b>Green</b> |                         |
| Viability                          | 5                                                                             | Development is likely viable                                                                                                                                                                                   |              |                         |
| Timescale for Deliverability       | 5                                                                             | Up to 5 years                                                                                                                                                                                                  |              |                         |
| Comments on Achievability          |                                                                               |                                                                                                                                                                                                                |              |                         |



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| <b>SHELAA Reference: 24SHELAA9</b> |                                                                      | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Amber</b> | <b>01 November 2025</b> |
| Site Address:                      | Land North Of Old Rectory Lodge Main Road Woodham Ferrers Chelmsford |                                                                                                                                                                                      |              |                         |
| Parish:                            | Bicknacre                                                            | Total Score:                                                                                                                                                                         | 105          |                         |
| Developable Site Area (ha):        | 0.8                                                                  | Reason for discounted areas:                                                                                                                                                         |              |                         |
| Potential Yield:                   | 15                                                                   | Typology:                                                                                                                                                                            | 5            |                         |
| Proposed Use:                      | Residential                                                          | Comments on the size of site:                                                                                                                                                        |              |                         |
| <b>Suitability Criteria:</b>       |                                                                      | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Amber</b> |                         |
| Proximity to Employment Areas      | 5                                                                    | Site is outside of any existing/proposed employment allocation                                                                                                                       |              |                         |
| Impact on Retail Areas             | 5                                                                    | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |              |                         |
| Proximity to the Workplace         | 0                                                                    | Site is in excess of 2km walking distance of an employment allocation                                                                                                                |              |                         |
| Public Transport                   | 5                                                                    | Site is within 400m walking distance of one or more services                                                                                                                         |              |                         |
| PROW and Cycling Connectivity      | 5                                                                    | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |              |                         |
| Vehicle Access                     | 5                                                                    | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |              |                         |
| Strategic Road Access              | N/A                                                                  |                                                                                                                                                                                      |              |                         |
| Designated Heritage Assets         | 5                                                                    | Site does not contain any designated heritage assets                                                                                                                                 |              |                         |
| Non-Designated Heritage Assets     | 5                                                                    | Site does not contain any non-designated heritage assets                                                                                                                             |              |                         |
| Archaeological Assets              | 5                                                                    | Site is not thought to contain any assets of archaeological interest                                                                                                                 |              |                         |
| Minerals & Waste Constraints       | 5                                                                    | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |              |                         |
| Defined Open Space                 | 5                                                                    | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |              |                         |
| Green Belt & Green Wedge           | 5                                                                    | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |              |                         |
| Land Classification                | 0                                                                    | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |              |                         |
| Protected Natural Features         | 5                                                                    | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |              |                         |
| Flood Risk Constraints             | 5                                                                    | Site is wholly within Flood Zone 1                                                                                                                                                   |              |                         |
| Air Quality Management Areas       | 5                                                                    | Site is in excess of 500m from a designated AQMA                                                                                                                                     |              |                         |
| Ground Condition Constraints       | 3                                                                    | Ground treatment is expected to be required on part of the site                                                                                                                      |              |                         |
| Neighbouring Constraints           | 5                                                                    | Site has no neighbouring constraints                                                                                                                                                 |              |                         |
| Proximity to Key Services          | 0                                                                    | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |              |                         |
| Community Facilities               | 3                                                                    | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |              |                         |
| Comments on Suitability            | Adjacent to DSB.                                                     |                                                                                                                                                                                      |              |                         |
| <b>Availability Criteria:</b>      |                                                                      | <b>Availability Rating:</b>                                                                                                                                                          | <b>Green</b> |                         |
| Land Ownership                     | 5                                                                    | Held by developer/willing owner/public sector                                                                                                                                        |              |                         |
| Land Condition                     | 4                                                                    | Established single use                                                                                                                                                               |              |                         |
| Legal Constraints                  | 5                                                                    | Site does not face any known legal issues                                                                                                                                            |              |                         |
| Planning Permission or Allocation  | COU to equine livery / riding - not implemented                      |                                                                                                                                                                                      |              |                         |
| Comments on Availability           |                                                                      |                                                                                                                                                                                      |              |                         |
| <b>Achievability Criteria:</b>     |                                                                      | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b> |                         |
| Viability                          | 5                                                                    | Development is likely viable                                                                                                                                                         |              |                         |
| Timescale for Deliverability       | 5                                                                    | Up to 5 years                                                                                                                                                                        |              |                         |
| Comments on Achievability          |                                                                      |                                                                                                                                                                                      |              |                         |

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| SHELAA Reference: 24SHELAA10      |                                                                          | RAG Rating:                                                                                                                                                                          | Amber                 | 01 November 2025 |
| Site Address:                     | Land North of Congregational Church Main Road Woodham Ferrers Chelmsford |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Bicknacre                                                                | Total Score:                                                                                                                                                                         | 100                   |                  |
| Developable Site Area (ha):       | 1.03                                                                     | Reason for discounted areas:                                                                                                                                                         | Line goes over plot   |                  |
| Potential Yield:                  | 20                                                                       | Typology:                                                                                                                                                                            | 4                     |                  |
| Proposed Use:                     | Residential                                                              | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                                          |                                                                                                                                                                                      | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                                        | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                                        | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 0                                                                        | Site is in excess of 2km walking distance of an employment allocation                                                                                                                |                       |                  |
| Public Transport                  | 5                                                                        | Site is within 400m walking distance of one or more services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 0                                                                        | Site is not connected to either an existing PROW or cycle network                                                                                                                    |                       |                  |
| Vehicle Access                    | 5                                                                        | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                                      |                                                                                                                                                                                      |                       |                  |
| Designated Heritage Assets        | 5                                                                        | Site does not contain any designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 3                                                                        | Site is adjacent to one or more non-designated heritage assets                                                                                                                       |                       |                  |
| Archaeological Assets             | 5                                                                        | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                                        | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                                        | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                                        | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 0                                                                        | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 5                                                                        | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |                       |                  |
| Flood Risk Constraints            | 5                                                                        | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                                        | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 5                                                                        | Ground treatment is not expected to be required                                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 5                                                                        | Site has no neighbouring constraints                                                                                                                                                 |                       |                  |
| Proximity to Key Services         | 0                                                                        | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                       |                  |
| Community Facilities              | 3                                                                        | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Adjacent to DSB.                                                         |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                                          |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                                        | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 4                                                                        | Established single use                                                                                                                                                               |                       |                  |
| Legal Constraints                 | 5                                                                        | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | Car park to church                                                       |                                                                                                                                                                                      |                       |                  |
| Comments on Availability          |                                                                          |                                                                                                                                                                                      |                       |                  |
| Achievability Criteria:           |                                                                          |                                                                                                                                                                                      | Achievability Rating: | Green            |
| Viability                         | 5                                                                        | Development is likely viable                                                                                                                                                         |                       |                  |
| Timescale for Deliverability      | 5                                                                        | Up to 5 years                                                                                                                                                                        |                       |                  |
| Comments on Achievability         |                                                                          |                                                                                                                                                                                      |                       |                  |

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| <b>SHELAA Reference: 24SHELAA11</b> |                                                                                                                                                                    | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Red</b>   | <b>01 November 2025</b> |
| Site Address:                       | Land off Galleywood Road, South of Great Baddow High School, Chelmsford                                                                                            |                                                                                                                                                                                      |              |                         |
| Parish:                             | Great Baddow                                                                                                                                                       | Total Score:                                                                                                                                                                         | 106          |                         |
| Developable Site Area (ha):         | 9.23                                                                                                                                                               | Reason for discounted areas:                                                                                                                                                         |              |                         |
| Potential Yield:                    | 158                                                                                                                                                                | Typology:                                                                                                                                                                            | 2            |                         |
| Proposed Use:                       | Residential                                                                                                                                                        | Comments on the size of site:                                                                                                                                                        |              |                         |
| <b>Suitability Criteria:</b>        |                                                                                                                                                                    | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Red</b>   |                         |
| Proximity to Employment Areas       | 5                                                                                                                                                                  | Site is outside of any existing/proposed employment allocation                                                                                                                       |              |                         |
| Impact on Retail Areas              | 5                                                                                                                                                                  | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |              |                         |
| Proximity to the Workplace          | 5                                                                                                                                                                  | Site is within 2km walking distance of an employment allocation                                                                                                                      |              |                         |
| Public Transport                    | 5                                                                                                                                                                  | Site is within 400m walking distance of one or more services                                                                                                                         |              |                         |
| PROW and Cycling Connectivity       | 5                                                                                                                                                                  | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |              |                         |
| Vehicle Access                      | 5                                                                                                                                                                  | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |              |                         |
| Strategic Road Access               | N/A                                                                                                                                                                |                                                                                                                                                                                      |              |                         |
| Designated Heritage Assets          | 5                                                                                                                                                                  | Site does not contain any designated heritage assets                                                                                                                                 |              |                         |
| Non-Designated Heritage Assets      | 5                                                                                                                                                                  | Site does not contain any non-designated heritage assets                                                                                                                             |              |                         |
| Archaeological Assets               | 5                                                                                                                                                                  | Site is not thought to contain any assets of archaeological interest                                                                                                                 |              |                         |
| Minerals & Waste Constraints        | 5                                                                                                                                                                  | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |              |                         |
| Defined Open Space                  | 5                                                                                                                                                                  | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |              |                         |
| Green Belt & Green Wedge            | 0                                                                                                                                                                  | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                        |              |                         |
| Land Classification                 | 3                                                                                                                                                                  | Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use                                   |              |                         |
| Protected Natural Features          | 0                                                                                                                                                                  | Site partially or wholly comprises of one or more protected natural features                                                                                                         |              |                         |
| Flood Risk Constraints              | 5                                                                                                                                                                  | Site is wholly within Flood Zone 1                                                                                                                                                   |              |                         |
| Air Quality Management Areas        | 5                                                                                                                                                                  | Site is in excess of 500m from a designated AQMA                                                                                                                                     |              |                         |
| Ground Condition Constraints        | 5                                                                                                                                                                  | Ground treatment is not expected to be required                                                                                                                                      |              |                         |
| Neighbouring Constraints            | 5                                                                                                                                                                  | Site has no neighbouring constraints                                                                                                                                                 |              |                         |
| Proximity to Key Services           | 3                                                                                                                                                                  | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |              |                         |
| Community Facilities                | 3                                                                                                                                                                  | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |              |                         |
| Comments on Suitability             | Adjacent to DSB. A tree belt covered by TPO/1976/030 along the western border and a single tree protected by TPO/2005/065 in the north eastern corner of the site. |                                                                                                                                                                                      |              |                         |
| <b>Availability Criteria:</b>       |                                                                                                                                                                    | <b>Availability Rating:</b>                                                                                                                                                          | <b>Green</b> |                         |
| Land Ownership                      | 3                                                                                                                                                                  | Promoter has an option to purchase site or collaborate with existing owner                                                                                                           |              |                         |
| Land Condition                      | 4                                                                                                                                                                  | Established single use                                                                                                                                                               |              |                         |
| Legal Constraints                   | 5                                                                                                                                                                  | Site does not face any known legal issues                                                                                                                                            |              |                         |
| Planning Permission or Allocation   | N/A                                                                                                                                                                |                                                                                                                                                                                      |              |                         |
| Comments on Availability            |                                                                                                                                                                    |                                                                                                                                                                                      |              |                         |
| <b>Achievability Criteria:</b>      |                                                                                                                                                                    | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b> |                         |
| Viability                           | 5                                                                                                                                                                  | Development is likely viable                                                                                                                                                         |              |                         |
| Timescale for Deliverability        | 5                                                                                                                                                                  | Up to 5 years                                                                                                                                                                        |              |                         |
| Comments on Achievability           |                                                                                                                                                                    |                                                                                                                                                                                      |              |                         |

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| <b>SHELAA Reference: 24SHELAA13</b> |                                                                | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Amber</b> | <b>01 November 2025</b> |
| Site Address:                       | Land adjacent to Kou-en, Main Road, Boreham, Chelmsford, Essex |                                                                                                                                                                                      |              |                         |
| Parish:                             | Boreham                                                        | Total Score:                                                                                                                                                                         | 105          |                         |
| Developable Site Area (ha):         | 0.38                                                           | Reason for discounted areas:                                                                                                                                                         |              |                         |
| Potential Yield:                    | 11                                                             | Typology:                                                                                                                                                                            | 17           |                         |
| Proposed Use:                       | Residential                                                    | Comments on the size of site:                                                                                                                                                        |              |                         |
| <b>Suitability Criteria:</b>        |                                                                | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Amber</b> |                         |
| Proximity to Employment Areas       | 5                                                              | Site is outside of any existing/proposed employment allocation                                                                                                                       |              |                         |
| Impact on Retail Areas              | 5                                                              | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |              |                         |
| Proximity to the Workplace          | 5                                                              | Site is within 2km walking distance of an employment allocation                                                                                                                      |              |                         |
| Public Transport                    | 5                                                              | Site is within 400m walking distance of one or more services                                                                                                                         |              |                         |
| PROW and Cycling Connectivity       | 0                                                              | Site is not connected to either an existing PROW or cycle network                                                                                                                    |              |                         |
| Vehicle Access                      | 5                                                              | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |              |                         |
| Strategic Road Access               | N/A                                                            | Site has direct access to or is adjacent to the strategic road network                                                                                                               |              |                         |
| Designated Heritage Assets          | 5                                                              | Site does not contain any designated heritage assets                                                                                                                                 |              |                         |
| Non-Designated Heritage Assets      | 5                                                              | Site does not contain any non-designated heritage assets                                                                                                                             |              |                         |
| Archaeological Assets               | 5                                                              | Site is not thought to contain any assets of archaeological interest                                                                                                                 |              |                         |
| Minerals & Waste Constraints        | 5                                                              | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |              |                         |
| Defined Open Space                  | 5                                                              | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |              |                         |
| Green Belt & Green Wedge            | 5                                                              | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |              |                         |
| Land Classification                 | 0                                                              | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |              |                         |
| Protected Natural Features          | 5                                                              | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |              |                         |
| Flood Risk Constraints              | 5                                                              | Site is wholly within Flood Zone 1                                                                                                                                                   |              |                         |
| Air Quality Management Areas        | 5                                                              | Site is in excess of 500m from a designated AQMA                                                                                                                                     |              |                         |
| Ground Condition Constraints        | 5                                                              | Ground treatment is not expected to be required                                                                                                                                      |              |                         |
| Neighbouring Constraints            | 0                                                              | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |              |                         |
| Proximity to Key Services           | 3                                                              | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                         |              |                         |
| Community Facilities                | 3                                                              | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |              |                         |
| Comments on Suitability             | Adjacent to DSB.                                               |                                                                                                                                                                                      |              |                         |
| <b>Availability Criteria:</b>       |                                                                | <b>Availability Rating:</b>                                                                                                                                                          | <b>Green</b> |                         |
| 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   | Residential development - Refused                              |                                                                                                                                                                                      |              |                         |
| Comments on Availability            |                                                                |                                                                                                                                                                                      |              |                         |
| <b>Achievability Criteria:</b>      |                                                                | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b> |                         |
| Viability                           | 5                                                              | Development is likely viable                                                                                                                                                         |              |                         |
| Timescale for Deliverability        | 5                                                              | Up to 5 years                                                                                                                                                                        |              |                         |
| Comments on Achievability           |                                                                |                                                                                                                                                                                      |              |                         |

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| <b>SHELAA Reference: 24SHELAA14</b> |                                                            | <b>RAG Rating:</b>                                                                                                                                                                   | <b>Amber</b> | <b>01 November 2025</b> |
| Site Address:                       | The Old Nursery Butts Green Road Sandon Chelmsford CM2 7RN |                                                                                                                                                                                      |              |                         |
| Parish:                             | Sandon                                                     | Total Score:                                                                                                                                                                         | 104          |                         |
| Developable Site Area (ha):         | 0.36                                                       | Reason for discounted areas:                                                                                                                                                         |              |                         |
| Potential Yield:                    | 11                                                         | Typology:                                                                                                                                                                            | 22           |                         |
| Proposed Use:                       | Residential - G&T                                          | Comments on the size of site:                                                                                                                                                        |              |                         |
| <b>Suitability Criteria:</b>        |                                                            | <b>Suitability Rating:</b>                                                                                                                                                           | <b>Amber</b> |                         |
| Proximity to Employment Areas       | 5                                                          | Site is outside of any existing/proposed employment allocation                                                                                                                       |              |                         |
| Impact on Retail Areas              | 5                                                          | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |              |                         |
| Proximity to the Workplace          | 0                                                          | Site is in excess of 2km walking distance of an employment allocation                                                                                                                |              |                         |
| Public Transport                    | 0                                                          | Site is in excess of 400m walking distance from all services                                                                                                                         |              |                         |
| PROW and Cycling Connectivity       | 5                                                          | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |              |                         |
| Vehicle Access                      | 5                                                          | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |              |                         |
| Strategic Road Access               | 2                                                          | Site has direct access to or is adjacent to a safeguarded trunk road or B-road                                                                                                       |              |                         |
| Designated Heritage Assets          | 5                                                          | Site does not contain any designated heritage assets                                                                                                                                 |              |                         |
| Non-Designated Heritage Assets      | 5                                                          | Site does not contain any non-designated heritage assets                                                                                                                             |              |                         |
| Archaeological Assets               | 5                                                          | Site is not thought to contain any assets of archaeological interest                                                                                                                 |              |                         |
| Minerals & Waste Constraints        | 5                                                          | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |              |                         |
| Defined Open Space                  | 5                                                          | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |              |                         |
| Green Belt & Green Wedge            | 5                                                          | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |              |                         |
| Land Classification                 | 0                                                          | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |              |                         |
| Protected Natural Features          | 5                                                          | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |              |                         |
| Flood Risk Constraints              | 5                                                          | Site is wholly within Flood Zone 1                                                                                                                                                   |              |                         |
| Air Quality Management Areas        | 5                                                          | Site is in excess of 500m from a designated AQMA                                                                                                                                     |              |                         |
| Ground Condition Constraints        | 5                                                          | Ground treatment is not expected to be required                                                                                                                                      |              |                         |
| Neighbouring Constraints            | 5                                                          | Site has no neighbouring constraints                                                                                                                                                 |              |                         |
| Proximity to Key Services           | 0                                                          | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |              |                         |
| Community Facilities                | 3                                                          | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |              |                         |
| Comments on Suitability             | Outside of DSB.                                            |                                                                                                                                                                                      |              |                         |
| <b>Availability Criteria:</b>       |                                                            | <b>Availability Rating:</b>                                                                                                                                                          | <b>Green</b> |                         |
| 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   | change of use for residential caravans                     |                                                                                                                                                                                      |              |                         |
| Comments on Availability            |                                                            |                                                                                                                                                                                      |              |                         |
| <b>Achievability Criteria:</b>      |                                                            | <b>Achievability Rating:</b>                                                                                                                                                         | <b>Green</b> |                         |
| Viability                           | 5                                                          | Development is likely viable                                                                                                                                                         |              |                         |
| Timescale for Deliverability        | 5                                                          | Up to 5 years                                                                                                                                                                        |              |                         |
| Comments on Achievability           |                                                            |                                                                                                                                                                                      |              |                         |

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| SHELAA Reference: 24SHELAA15      |                                                          | RAG Rating:                                                                                                                                                                          | Amber                 | 01 November 2025 |
| Site Address:                     | Land at Wheelers Hill, Little Waltham, Chelmsford, Essex |                                                                                                                                                                                      |                       |                  |
| Parish:                           | Little Waltham                                           | Total Score:                                                                                                                                                                         | 99                    |                  |
| Developable Site Area (ha):       | 8.5                                                      | Reason for discounted areas:                                                                                                                                                         |                       |                  |
| Potential Yield:                  | 146                                                      | Typology:                                                                                                                                                                            | 2                     |                  |
| Proposed Use:                     | Residential                                              | Comments on the size of site:                                                                                                                                                        |                       |                  |
| Suitability Criteria:             |                                                          |                                                                                                                                                                                      | Suitability Rating:   | Amber            |
| Proximity to Employment Areas     | 5                                                        | Site is outside of any existing/proposed employment allocation                                                                                                                       |                       |                  |
| Impact on Retail Areas            | 5                                                        | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres   |                       |                  |
| Proximity to the Workplace        | 5                                                        | Site is within 2km walking distance of an employment allocation                                                                                                                      |                       |                  |
| Public Transport                  | 0                                                        | Site is in excess of 400m walking distance from all services                                                                                                                         |                       |                  |
| PROW and Cycling Connectivity     | 5                                                        | Site is within 100m walking distance to either a PROW or cycle network                                                                                                               |                       |                  |
| Vehicle Access                    | 5                                                        | A route exists enabling vehicle access into/adjacent to the site                                                                                                                     |                       |                  |
| Strategic Road Access             | N/A                                                      | Site has direct access to or is adjacent to a safeguarded trunk road or B-road                                                                                                       |                       |                  |
| Designated Heritage Assets        | 5                                                        | Site does not contain any designated heritage assets                                                                                                                                 |                       |                  |
| Non-Designated Heritage Assets    | 5                                                        | Site does not contain any non-designated heritage assets                                                                                                                             |                       |                  |
| Archaeological Assets             | 5                                                        | Site is not thought to contain any assets of archaeological interest                                                                                                                 |                       |                  |
| Minerals & Waste Constraints      | 5                                                        | Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area                                                             |                       |                  |
| Defined Open Space                | 5                                                        | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                     |                       |                  |
| Green Belt & Green Wedge          | 5                                                        | Site does not lie within the Metropolitan Green Belt or Green Wedge                                                                                                                  |                       |                  |
| Land Classification               | 0                                                        | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                         |                       |                  |
| Protected Natural Features        | 5                                                        | Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features             |                       |                  |
| Flood Risk Constraints            | 5                                                        | Site is wholly within Flood Zone 1                                                                                                                                                   |                       |                  |
| Air Quality Management Areas      | 5                                                        | Site is in excess of 500m from a designated AQMA                                                                                                                                     |                       |                  |
| Ground Condition Constraints      | 3                                                        | Ground treatment is expected to be required on part of the site                                                                                                                      |                       |                  |
| Neighbouring Constraints          | 0                                                        | Site has neighbouring constraints with no potential for mitigation                                                                                                                   |                       |                  |
| Proximity to Key Services         | 0                                                        | Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre                                                              |                       |                  |
| Community Facilities              | 3                                                        | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility |                       |                  |
| Comments on Suitability           | Outside of DSB. EAHLD34697                               |                                                                                                                                                                                      |                       |                  |
| Availability Criteria:            |                                                          |                                                                                                                                                                                      | Availability Rating:  | Green            |
| Land Ownership                    | 5                                                        | Held by developer/willing owner/public sector                                                                                                                                        |                       |                  |
| Land Condition                    | 4                                                        | Established single use                                                                                                                                                               |                       |                  |
| Legal Constraints                 | 5                                                        | Site does not face any known legal issues                                                                                                                                            |                       |                  |
| Planning Permission or Allocation | change of access                                         |                                                                                                                                                                                      |                       |                  |
| 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: 24SHELAA17      |                                                    | RAG Rating:                                                                                                                                                                                                                                                            | Red                                                         | 01 November 2025 |
| Site Address:                     | Shakestones Farm, Writtle Road, Chelmsford CM1 3RL |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Parish:                           | Writtle                                            | Total Score:                                                                                                                                                                                                                                                           | 90                                                          |                  |
| Developable Site Area (ha):       | 35                                                 | Reason for discounted areas:                                                                                                                                                                                                                                           |                                                             |                  |
| Potential Yield:                  | 557                                                | Typology:                                                                                                                                                                                                                                                              | 27+34+36                                                    |                  |
| Proposed Use:                     | Mixed Use                                          | Comments on the size of site:                                                                                                                                                                                                                                          | Size of site is potentially suitable for all employment use |                  |
| Suitability Criteria:             |                                                    | Suitability Rating:                                                                                                                                                                                                                                                    | Red                                                         |                  |
| Proximity to Employment Areas     | 3                                                  | Site is adjacent to an existing/proposed employment allocation                                                                                                                                                                                                         |                                                             |                  |
| Impact on Retail Areas            | 5                                                  | Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres                                                                                     |                                                             |                  |
| Proximity to the Workplace        | 5                                                  | Site is within 2km walking distance of an employment allocation                                                                                                                                                                                                        |                                                             |                  |
| Public Transport                  | 0                                                  | Site is in excess of 400m walking distance from all services                                                                                                                                                                                                           |                                                             |                  |
| PROW and Cycling Connectivity     | 5                                                  | Site is within 100m walking distance to either a PROW or cycle network                                                                                                                                                                                                 |                                                             |                  |
| Vehicle Access                    | 5                                                  | A route exists enabling vehicle access into/adjacent to the site                                                                                                                                                                                                       |                                                             |                  |
| Strategic Road Access             | 5                                                  | Site has direct access to or is adjacent to the strategic road network                                                                                                                                                                                                 |                                                             |                  |
| Designated Heritage Assets        | 5                                                  | Site does not contain any designated heritage assets                                                                                                                                                                                                                   |                                                             |                  |
| Non-Designated Heritage Assets    | 5                                                  | Site does not contain any non-designated heritage assets                                                                                                                                                                                                               |                                                             |                  |
| Archaeological Assets             | 5                                                  | Site is not thought to contain any assets of archaeological interest                                                                                                                                                                                                   |                                                             |                  |
| Minerals & Waste Constraints      | 0                                                  | Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development |                                                             |                  |
| Defined Open Space                | 5                                                  | Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space                                                                                                                                                       |                                                             |                  |
| Green Belt & Green Wedge          | 0                                                  | The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge                                                                                                                                                                          |                                                             |                  |
| Land Classification               | 0                                                  | Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3                                                                                                                                                           |                                                             |                  |
| Protected Natural Features        | 3                                                  | Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature                                                         |                                                             |                  |
| Flood Risk Constraints            | 1                                                  | 25%-50% of the site area is within Flood Zone 3                                                                                                                                                                                                                        |                                                             |                  |
| Air Quality Management Areas      | 5                                                  | Site is in excess of 500m from a designated AQMA                                                                                                                                                                                                                       |                                                             |                  |
| Ground Condition Constraints      | 5                                                  | Ground treatment is not expected to be required                                                                                                                                                                                                                        |                                                             |                  |
| Neighbouring Constraints          | 0                                                  | Site has neighbouring constraints with no potential for mitigation                                                                                                                                                                                                     |                                                             |                  |
| Proximity to Key Services         | 3                                                  | Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre                                                                                                                                                           |                                                             |                  |
| Community Facilities              | 3                                                  | Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility                                                                                   |                                                             |                  |
| Comments on Suitability           | Outside of DSB. Adjacent to LoWS                   |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Availability Criteria:            |                                                    | Availability Rating:                                                                                                                                                                                                                                                   | Green                                                       |                  |
| Land Ownership                    | 5                                                  | Held by developer/willing owner/public sector                                                                                                                                                                                                                          |                                                             |                  |
| Land Condition                    | 2                                                  | Established multiple uses                                                                                                                                                                                                                                              |                                                             |                  |
| Legal Constraints                 | 5                                                  | Site does not face any known legal issues                                                                                                                                                                                                                              |                                                             |                  |
| Planning Permission or Allocation | change of use of farm buildings                    |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Comments on Availability          |                                                    |                                                                                                                                                                                                                                                                        |                                                             |                  |
| Achievability Criteria:           |                                                    | Achievability Rating:                                                                                                                                                                                                                                                  | Green                                                       |                  |
| Viability                         | 5                                                  | Development is likely viable                                                                                                                                                                                                                                           |                                                             |                  |
| Timescale for Deliverability      | 5                                                  | Up to 5 years                                                                                                                                                                                                                                                          |                                                             |                  |
| Comments on Achievability         |                                                    |                                                                                                                                                                                                                                                                        |                                                             |                  |





# **Strategic Housing and Employment Land Availability Assessment (SHELAA) Autumn 2025**

Part 7 of 9  
List of Omitted Sites

November 2025

### **List of Omitted Sites from the SHELAA Assessment**

The list below sets out those sites which have been omitted entirely from the SHELAA subject to one of the following reasons (as also outlined within the methodology):

1. Site is considered to be identical or almost identical to another submission (Where a site is considered almost identical to another site, the assessing officer makes a judgement as to whether the discrepancy would likely impact the assessment outcome)
2. Subsequent to submission, site has commenced/completed development
3. If removal of site is requested by the landowner (In the case where a portion of a SHELAA site is owned, only this portion will be omitted from the submission)
4. If removal of site is requested by the person/organisation who submitted the site or if the promoter is no longer contactable.

| <b>Site Reference</b> | <b>Site Address</b>                                                                                           | <b>Site area (ha)</b> | <b>Reason for Omission</b>                         |
|-----------------------|---------------------------------------------------------------------------------------------------------------|-----------------------|----------------------------------------------------|
| CFS196                | Land South of Chelmer Village Way and North of the Chelmer and Blackwater Navigation, Springfield, Chelmsford | 32.78                 | 1. Considered to be a duplicate of 21SHELAAamend59 |
| CFS240                | Land between Windsor Road and Oak Road, Downham Road, Ramsden Heath Billericay                                | 0.38                  | 4. Site promoter no longer contactable.            |
| 21SHELAA75            | Land South East of 67 Priory Road, Bicknacre, Chelmsford, Essex                                               | 7.48                  | 1. Considered to be a duplicate of CFS158          |
| 21SHELAA94            | Land South of St Annes, Priory Road, Bicknacre, Chelmsford, Essex                                             | 7.17                  | 1. Considered to be a duplicate of CFS158          |



# **Strategic Housing and Employment Land Availability Assessment (SHELAA) Autumn 2025**

Part 8 of 9

Glossary

November 2025

## GLOSSARY

**Affordable housing:** housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers). This may consist of affordable housing for rent, starter homes, discounted market sale housing, and other affordable home ownership models – as set out in the NPPF.

**Achievability:** A site is considered achievable for development where there is a reasonable prospect that the development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.

**Annual position statement:** A document setting out the 5-year housing land supply position on 1st April each year, prepared by the local planning authority in consultation with developers and others who have an impact on delivery.

**Ancient woodland:** An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites.

**Ancient or veteran tree:** A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.

**Availability:** A site can be considered available for development, when, on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is confidence that there are no legal or ownership impediments to development. For example, land controlled by a developer or landowner who has expressed an intention to develop may be considered available.

**Best and most versatile agricultural land:** Land in grades 1, 2 and 3a of the Agricultural Land Classification.

**Brownfield land:** See Previously developed land.

**Brownfield land registers:** Registers of previously developed land that local planning authorities consider to be appropriate for residential development, having regard to criteria in the Town and Country Planning (Brownfield Land Registers) Regulations 2017. Local planning authorities will be able to trigger a grant of permission in principle for residential development on suitable sites in their registers where they follow the required procedures.

**Conservation** (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

**Deliverable:** To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.

**Designated Heritage Asset:** A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

**Developable:** To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

**Development plan:** Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.

**Employment Area/Allocation:** Local planning designation to safeguard areas for employment uses

**Flood Zones:** Zones determined by the likelihood that flooding will occur in the area. Zone 3 represents the area at the greatest risk of flooding, whilst Zone 1 represents the area with the lowest risk of flooding

**Green Belt:** Statutory planning designations that prevent urban sprawl by keeping land permanently open. The essential characteristics of Green Belts are their openness and permanence.

**Green Wedge:** Local planning designation that protects the role and function of river valleys permeating into Chelmsford's Urban Area

**Greenfield Land:** Land which is not Previously Developed Land (see below)

**Green infrastructure:** A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.

**Habitats Site:** Any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites.

**Heritage Asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

**International, national, and locally designated sites of importance for biodiversity:** All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

**Local housing need:** The number of homes identified as being needed through the application of the standard method set out in national planning guidance (or, in the context of

preparing strategic policies only, this may be calculated using a justified alternative approach as provided for in paragraph 62 of this Framework).

**Local planning authority:** The public authority whose duty it is to carry out specific planning functions for a particular area.

**Local Plan:** A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

**Major development:** For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m<sup>2</sup> or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

**Major hazard sites, installations and pipelines:** Sites and infrastructure, including licensed explosive sites and nuclear installations, around which Health and Safety Executive (and Office for Nuclear Regulation) consultation distances to mitigate the consequences to public safety of major accidents may apply.

**Mineral Consultation Area:** a geographical area based on a Mineral Safeguarding Area, where the district or borough council should consult the Mineral Planning Authority for any proposals for non-minerals development.

**Mineral Safeguarding Area:** An area designated by minerals planning authorities which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development.

**Nature Recovery Network:** An expanding, increasingly connected, network of wildlife-rich habitats supporting species recovery, alongside wider benefits such as carbon capture, water quality improvements, natural flood risk management and recreation. It includes the existing network of protected sites and other wildlife rich habitats as well as and landscape or catchment scale recovery areas where there is coordinated action for species and habitats.

**Neighbourhood plan:** A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.

**Neighbourhood Centre:** local planning designation of an area of amenity providing an important retail, business and community role

**Open space:** All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity

**Planning obligation:** A legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.



**Previously developed land:** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

**Primary shopping area:** Defined area where retail development is concentrated.

**Ramsar sites:** Wetlands of international importance, designated under the 1971 Ramsar Convention

**Renewable and low carbon energy:** Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

**Self-build and custom-build housing:** Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.

**SHELAA:** Strategic Housing and Employment Land Availability Assessment. This is the assessment Chelmsford City Council have developed to adhere to NPPF requirement that strategic policy-making authorities prepare housing land availability assessments to identify land for development.

**Special Areas of Conservation:** Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites

**Special Protection Areas:** Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds

**Site of Special Scientific Interest:** Sites designated by Natural England under the Wildlife and Countryside Act 1981

**Suitability:** A site or broad location can be considered suitable if it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated.

**Town centre:** Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or

adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

**Viability:** A site is considered viable if it is economically feasible to be delivered in accordance with national and local planning policy.

**Yield:** The number of dwellings that could be delivered on a site.



# **Strategic Housing and Employment Land Availability Assessment (SHELAA) Autumn 2025**

Part 9 of 9  
Frequently Asked  
Questions

November 2025

## **FREQUENTLY ASKED QUESTIONS**

**Q: What is a 'Call-for Sites' and what is the SHELAA?**

A: To meet housing and employment needs of the future, the Council must find land that can be allocated for development. As a starting point, we reach out to the public, to landowners, to land promoters and all other interested bodies to ask for suggestions of sites that we could use. This process is known as a 'Call for Sites'.

The Council must then look to see which of these sites may be suitable, available, and achievable for development. The Strategic Housing and Employment Land Availability Assessment (SHELAA) is the assessment we use to determine this.

**Q: How do I submit a site to be included within the SHELAA?**

A: Sites can be submitted to Chelmsford City Council via the SHELAA site submission facility which can be found on our website. The facility is open all year round, and there are cut-off points (pauses) to allow the assessment to take place.

Site promoters can either:

- [Submit a new site](#) that has not previously been included within a call for sites or SHELAA submission, or
- [Update or amend a site](#) that is already on our SHELAA database

Amendments can include adding or removing land, providing additional details to the proposal, or notifying us of change of ownership).

**Q: When will the next assessment take place?**

A: We aim to undertake assessments yearly. The cut-off point usually falls on 31<sup>st</sup> December of that year. Occasionally, cut-off points are changed to reflect a review of the Local Plan.

When you make a submission through our [Consultation Portal](#), you will be able to see when the next cut-off point is.

**Q: What happens if I submit a site after the cut-off point?**

A: If you submit a new site or propose an amendment to an existing site through our [Consultation Portal](#) after a cut-off point, your submission will not be considered until the next cut-off point. The submission will be considered in the following assessment, which will normally be held the following year.

**Q: When will the outcomes of the assessment be published and how can I view them?**

A: The assessment usually takes around three months to complete but this can vary depending on the number of new sites or amendments that have been submitted. It is then published on our [SHELAA webpage](#).

Upon publication, we will contact everyone who has made submissions to let them know that the assessment outcomes are now viewable.

**Q: How do the SHELAA outputs feed into the Local Plan?**

A: The assessment outcomes help the Council to decide where to allocate future development within the Local Plan.

The SHELAA does not allocate sites for future development. The sites submitted within the SHELAA are considered together with other documents in the Local Plan evidence base to help the Council allocate sites within the Local Plan.

**Q: How are sites assessed and how are they categorised?**

A: Sites are assessed against a range of criteria according to their proposed use. The Criteria Note explains what criterion is used and why. The proposed uses considered are as follows:

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

The criteria consider the Suitability, Availability and Accessibility of each site to come up with a score. The site is then RAG (Red, Amber, Yellow and Green) rated to see if the site may be developable or deliverable. The RAG rating is shown below:

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

Sites need to fall within Yellow and Green categories to be considered developable or deliverable, respectively.

**Q: My site has been categorised as Green, does that mean it will be:**

- a) allocated for development?
- b) granted planning permission?
- c) is eligible for entry on the Brownfield Register?

A: a) No. The SHELAA does not allocate sites for development. Sites are allocated for development in the Local Plan and are subject to public consultation and consideration within the Local Plan review and examination.

The SHELAA is one of many evidence-based documents that are considered by the Council when making informed decisions on where to allocate future development.

b) No. The SHELAA is a desk-based assessment that assesses promoted sites against a range of criteria (see Criteria Note) to see if they are suitable, available, and achievable for development.

Planning permission will need to be applied for and granted for development to take place. As part of the planning application, the proposal will be considered by a team of Officers to see if the site is suitable for development.

c) Not necessarily. Whilst the SHELAA provides a high-level overview of sites, [The Town and Country Planning \(Brownfield Land Register\) Regulations 2017](#) sets out specific criteria that a site must meet to be eligible for entry onto the Brownfield Register. Sites that perform well within the SHELAA will be assessed by Officers to see if they are also eligible for entry on the Brownfield Register.

**Q: My site has a scored well but is still categorised as Amber/Red. Why is this?**

A: The score does not determine if a site is suitable for development. A site needs to fall within Yellow and Green categories (see above) to be considered developable or deliverable.

Some criteria carry greater weight than others. These criteria are identified within the 'Capped Constraints' section of the Criteria Note. Where a score of '0' is received against one of these criteria, this means that it is not able to comply with National and/or Local Planning Policy and the site cannot be considered deliverable (Green) nor developable (Yellow).

**Q: My site has been categorised at Amber/Red, does that mean it can never be developed?**

A: No. An Amber/Red rating indicates that the site has moderate/significant constraints that at the time of the Assessment could prevent the delivery of the proposed use in accordance with Local and/or National Planning Policy.

Where there is potential to mitigate / reduce the harm of these constraints to comply with planning policy, development of the site may be feasible.



**Q: The site performance summary says my site has a potential yield of X number of dwellings. What does this mean?**

A: The Yield means the number of dwellings that could be delivered on a site.

The potential yield of the site provides an estimate of how much housing could be delivered on the site. The yield is calculated from the assumptions in the Viability Study that supports the Achievability element of the SHELAA.

The potential yields of all the SHELAA sites are added together to work out how much housing could be provided if all of the sites were to be developed. It helps us to understand how much land we need to allocate for development and the possible locations for it.

The yield is used as a guide only. The actual number of dwellings that will be allocated / developed will be considered within the Local Plan Review or as part of a planning application.

**Q: I believe an error has been made in the assessment of my site. How do I arrange to have this amended?**

A: If you believe an error has been made in the assessment of your site, please contact the Spatial Planning Team at: [planning.policy@chelmsford.gov.uk](mailto:planning.policy@chelmsford.gov.uk)

**Q: I do not agree with the criteria that has been used to assess the sites. How can I provide feedback to Officers?**

A: Feedback can be provided to us at any time. Please email this to Spatial Planning at: [planning.policy@chelmsford.gov.uk](mailto:planning.policy@chelmsford.gov.uk) to ensure this is considered.

As set out in the SHELAA Methodology, the first stage of the assessment is for officers to undertake a review of existing SHELAA criteria. At this point, all feedback and comments received to the Spatial Planning inbox or have been provided in response to any dedicated formal consultation, will be considered.

For any other questions that have not been addressed here, please contact the Spatial Planning Team at [planning.policy@chelmsford.gov.uk](mailto:planning.policy@chelmsford.gov.uk)

| Regulation 19 SHELAA Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Consultee               | SHELAA Ref                                                | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
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| <p>It is noted that when totalling the site's performance against the 16 strands of suitability criteria the site scores 78%. This score on its own would usually result in the site being rated as 'Green' in respect of its suitability. However, the site has scored zero in respect of 'Proximity to Key Services' and 'Protected Natural Features'.</p> <p>There is no commentary provided to explain or justify the assigned scores of zero - it is not clear why the site scored a zero in respect of 'Protected Natural Features'. Bloor Homes acknowledge that Tree Preservation Order TPO/2009/044 runs along circa 60m of the northern tip of the site boundary; however, the presence of this constraint is not significant. Indeed, a Framework Plan/Vision Document submitted in June 2024 to the Council in the promotion of the site through the SHELAA update, demonstrated that the TPO area can be retained, and a significant development set back delivered to ensure the amenity and integrity of these trees are not affected. This is not a constraint which warrants a score of zero in a SHELAA site appraisal. It is also noted that the proposed site allocations for Great Leighs are similarly adjacent or within TPO areas. This demonstrates that the presence of a TPO does not render the site unsuitable for development.</p> <p>The 'Proximity to Key Services' is also a capped 'Amber' criteria, with the site currently rated as zero due to it being located more than 2km walking distance of one or more key services (defined as a GP Surgery, primary school, secondary school and convenience store) and or the city centre or Woodham Ferrers Town Centre. In our assessment the site is within 2km walking distance of Great Leighs Post Office &amp; convenience store and Great Leighs primary school. It is acknowledged that the site is in excess of 2km away from proposed site access, provide excellent links to the city centre, Great Notley and</p> | Bloor<br>PSQ25-<br>6144 | 15SLAA28<br><br>Land East of<br>Main Road<br>Great Leighs | <p>Section 5.14 of Criteria Note details that a site that is partially comprising of one or more natural features scores a zero. The TPO in this case comprises part of the site. It is noted in the comments of this section on our database the TPO would be retained according to submitted documents. However, the SHELAA assessment is of current constraints without regard to proposals.</p> <p>As noted in the Criteria Note, if the site is in excess of 2km walking distance from one or more services the score would be zero. This is the case (GP surgery) justifying the score of zero.</p> <p>According to the Criteria Note on land classification any grade 1, 2, or 3 is a zero rating which is the case for this site.</p> <p>Strategic road access only applies to mixed use developments not residential – hence the N/A.</p> |

| Regulation 19 SHELAA Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Consultee | SHELAA Ref | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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| <p>Braintree which provide this infrastructure. The NHS website confirms that there are three GP surgeries covering the site and accepting new patients; all three practices are within 3 miles of the site. The Great Notley Surgery and the Little Waltham &amp; GT Notley Surgery are both accessible within a 10-20min bus journey departing from the Main Road stops adjacent to the site access. In respect of secondary education, the catchment school is Chelmer Valley High School. The Main Road bus stops also provide a service which links to the High School with a journey time of circa 20 minutes when allowing for a short walk when alighting at the Butlers Farm stop.</p> <p>It is strongly contended that the site performs well in terms of its access to the local service provision at Great Leighs and at neighbouring higher order settlements. The SHELAA scoring criteria should be amended to recognise the ability to access services and infrastructure via public transport. Whilst the site's 'Amber' rating is in accordance with the SHELAA methodology, it is contended that the methodology is flawed and unduly restrictive. The capped nature of this criteria should be removed and a new score of one or two introduced to capture those sites which benefit from excellent proximity to public transport links which serve key infrastructure and higher order settlements. It is noted that Great Leighs has been afforded three residential allocations via the new Local Plan despite these sites not being within a 2km walk of a GP Surgery and Secondary School. Thus, the consistency in approach from the Council and or the influence of the SHELAA conclusions in selecting sites for allocation is not clear.</p> <p>Land Classification: Currently the site is assessed as being either Grade 1, 2 or 3 agricultural land. However, the site has not been subject to any specific intrusive surveys; thus, the Grade and quality</p> |           |            | <p>The score of land ownership is accurate relating to the Criteria Note.</p> <p>The Criteria Note and Methodology have been approved following consultation. The Planning Advisory Service have been involved in this process.</p> <p>The SHELAA helps the Council to gain an understanding of the potential developability of sites proposed for future development. It forms part of the evidence base for the preparation and review of the Local Plan and provides a guide to the potential strengths and weaknesses of sites.</p> <p>The SHELAA is not conducive to the outcome of planning applications.</p> |

| Regulation 19 SHELAA Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Consultee | SHELAA Ref | Response |
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| <p>of the land is not known. Regional indicative Natural England mapping identifies the site as Grade 3 land. Grade 3 is split into 3a and 3b, with only 3a being classed as Best and Most Versatile by the NPPF. Bloor Homes believe that this element of the SHELAA methodology is fundamentally flawed as there is no distinction between Grade 3a and 3b land. Given the above information it is unfair to score the site a zero as the grade of the land is unknown and could well not be best and most versatile land.</p> <p>Strategic Road Access: The site scored N/A on this criterion. In Bloor Homes' view whilst the site does not connect to a strategic road, its proximity to the future route of the CNEB should be acknowledged by the SHELAA. The CNEB will significantly enhance the connectivity and sustainability credentials of the site and Great Leighs.</p> <p>Land Ownership: The site is scored a three as it is being promoted by a Site Promoter who has "an option to purchase the site or collaborate with the existing owner". Sites score a five if they are "held by a developer/willing owner/public sector". In this case the site should be scored a five as the site is being promoted by Bloor Homes (Eastern) in the full agreement and support of a willing landowner. The very nature of an Option Agreement demonstrates a positive willingness and commitment to bring the site forward by all parties.</p> <p>In light of the above analysis, it is clear that the site should be assigned a 'Green' suitability rating to sit alongside its existing 'Green' ratings relating to achievability and availability. This would result in an overall 'Green' RAG rating. The site's suitability % should rise to a minimum of 83% (with no capped scores) and the total RAG score should rise to 108, plus any additional points awarded in respect of</p> |           |            |          |

| Regulation 19 SHELAA Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Consultee               | SHELAA Ref                                                                     | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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| 'Proximity to Key Services' and 'Land Classification' following a review of the SHELAA methodology and scoring criteria.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                         |                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p>The Site has the lowest possible score in relation to public transport; public right of way and cycle connectivity, strategic road access; land classification; and protected natural features. The SHELAA's assessment of the Site in relation to each of these criteria is considered in turn below.</p> <p>In respect of public transport, as set out in the Vision Document prepared in respect of the Site's development and submitted alongside representations at the Regulation 18 (Preferred Options) stage, there are existing bus services which run along Roxwell Road, between Writtle and the City Centre. Development of the Site would be of sufficient scale to warrant diverting some of these services into the Site and provision of additional connections for the relatively short distance into the City Centre. An extract from our previously submitted vision document is shown in Appendix C figure 1.</p> <p>With regards to foot and cycle connectivity, and more generally, it appears the assessment by the Council has failed to properly take into account the forthcoming development of the Warren Farm phase 1 site as is allocated in the existing adopted Chelmsford Local Plan. This will of course provide ample opportunity for connectivity on foot or cycle through to the existing community and the site is very well placed to benefit from this. Furthermore there are then excellent links further afield through the routes along Rainsford Road and through Admirals Park / Central Park to Chelmsford City Council. An extract from our previously submitted vision document is shown in Appendix C figure 2. In respect of strategic road access, the SHELAA reports that: "Site has no direct access to nor is adjacent to the strategic road network,</p> | Crest /Ceres PSQ25-6082 | CFS165<br><br>Land known as North West Quadrant, West of Avon Road, Chelmsford | <p>The scoring of public transport is in relation to existing links and is in keeping with the Criteria Note. It does not consider planned transport; this can be considered in further assessments when the infrastructure is in place.</p> <p>The assessment of connectivity is in relation to existing infrastructure – allocated sites adjacent are not a premise to increase this score.</p> <p>The site is not adjacent to nor has direct access to a strategic road. This justifies the score as noted in the Criteria Note.</p> <p>According to the Criteria Note on land classification any grade 1, 2, or 3 is a zero rating which is the case for this site.</p> <p>0.591ha of the site protected under TPO/1990/024.<br/>Therefore, the site is partially</p> |

| Regulation 19 SHELAA Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Consultee | SHELAA Ref | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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| <p>primary road network, a safeguarded trunk road or a B-road". The Site is c.2.7 miles from the A12 to the north-east; c.3.7 miles to the A12 to the south-west; and is located in close proximity to the A1060. This is not a case of a remote site, disconnected from the strategic highway network.</p> <p>In respect of land classification, the SHELAA states: "Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3". This suggests the Site has been scored 0 in relation to this objective, despite not being able to say whether the Site is Grade 1, 2, 3a or even 3b, the latter not constituting best and most versatile agricultural land. This cannot be considered a robust assessment in relation to this criterion, and it is patently unjustified to, in effect, apply a 'worst case' scenario score to the Site, despite the SHELAA acknowledging it is an unknown.</p> <p>In the commentary on protection natural features, the SHELAA states site CFS165 is "partially or wholly comprises of one or more protected natural features". It does not specify what features, or how development may harm them. The SHELAA methodology simply refers to "Local Plan GIS map (viewable online*)" Having review the online Policies Map it remains unclear which designation / policy development of the Site is considered to offend in relation to protected natural features. As per the Vision Document, development of the Site can be delivered in a manner that does not have an undue impact in this regard. On the contrary, development of the Site has the potential to engender benefits in this regard. None of the zero scores of the Site stand up to scrutiny.</p> <p>Other criteria which the Site is scored relatively poorly against include flood risk constraint. However, for a Site of this scale it is eminently</p> |           |            | <p>comprising of one natural feature justifying the score.</p> <p>The score reflects the fact that a proportion of the sites lies within Flood Zone 2 and 3.</p> <p>The formula of assessment has rated this site amber based on the existing constraints of the site. An explanation of Capped Constraints is provided in the Criteria Note.</p> <p>The Criteria Note and Methodology have been approved following consultation. The Planning Advisory Service have been involved in this process.</p> <p>The SHELAA helps the Council to gain an understanding of the potential developability of sites proposed for future development. It forms part of the evidence base for the preparation and review of the Local Plan and provides a guide to the potential strengths and weaknesses of sites.</p> |

| Regulation 19 SHELAA Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Consultee                          | SHELAA Ref                                                                                                  | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
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| <p>feasible to deliver development without impinging on Flood Zone 2/3, a band of which runs through part of the Site.</p> <p>Overall, the Site's suitability is rated as 'amber', which the SHELAA methodology explains in Table 1 means it is considered as follows: "Site scores poorly against criteria, is contrary to local policy, and faces moderate constraints that would require mitigation".</p> <p>It is considered that the Site should have also been confirmed as being suitable for development, if information submitted as part of the plan-making process, at the previous consultation stage (i.e. the representations on the Regulation 18 (Preferred Options) with accompanying Vision Document) had been properly accounted for.</p>                                                                                                                                       |                                    |                                                                                                             | <p>The SHELAA is not conducive to the outcome of planning applications.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p>IIA / SHELAA Inconsistencies</p> <p>The Site (20SHELAA3) scores 117 in the SHELAA, which is third highest of all sites in the document and more than most of the allocations.</p> <p>The site adjoins South Woodham Ferrer settlement boundary at the Northern End, which is where the main core of the village is located, including the station. Additionally, it is also adjacent to the allocation to the north of South Woodham Ferrers, which includes services and facilities. The SHELAA assessment of the site is evidently very positive with one of the highest scores from all sites assessed. However, the RAG rating in Appendix M of the IIA would appear to illustrate something different, with red and amber scores for matter such as proximity to shopping areas, which is at odds with the SHELAA. This is a concern, if it has formed part of the site justification.</p> | <p>Dandara<br/>PSQ25-<br/>6209</p> | <p>20SHELAA3</p> <p>Land At Ilgars Farm, West Of Willow Grove, South Woodham Ferrers, Chelmsford, Essex</p> | <p>The IIA assesses sites against the 14 IIA objectives so that the sustainability performance of the sites can be compared directly to one another. It includes all the SHELAA sites but does not replicate the CCC SHELAA as it only considers the sustainability aspect of the assessment with the criteria /distance thresholds set out in Appendix M of the report. The purpose of this is to inform the development and assessment of alternative spatial strategy options. The two outputs are not therefore directly comparable and serve</p> |



| Regulation 19 SHELAA Comments                                                                                                                                                                                                                                                                                                                                                                        | Consultee                       | SHELAA Ref                                              | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
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|                                                                                                                                                                                                                                                                                                                                                                                                      |                                 |                                                         | <p>different purposes as the SHELAA is also reviewing the potential availability and achievability of sites as required in the PPG. Where the sustainability aspects of the SHELAA relates to the IIA objectives it is set out in the Criteria Note.</p> <p>The comparison has highlighted that the site is within 100m of an Essex Local Wildlife site, so the SHELAA score has been adjusted down slightly but the overall Suitability RAG rating is unchanged.</p> <p>Both the IIA and the SHELAA are evidence base documents that alongside other documents and the Spatial Strategy inform but do not alone determine the allocation of sites during a local plan review.</p> |
| The SHELAA suggests that further assessment is required in the form of a Minerals Resource Assessment to inform the impact of development on the Minerals Safeguarding Area. Work has already been undertaken in this respect. A Preliminary Minerals Resource Assessment was submitted to the Council via email on 10th October 2023. The Assessment, which is also copied to these representations | Dandara /Bidwells<br>PSQ25-6011 | CFS182<br><br>Land North and South of Brick Barns Farm, | The desk-based Preliminary Resource Assessment submitted to the Council acknowledges that further information will need to be obtained as planning for the site                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

| Regulation 19 SHELAA Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Consultee | SHELAA Ref                                                            | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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| <p>at Appendix 7, confirmed that “should intrusive investigation within the Site produce similar results to those in the borehole records that have been reviewed, with resources of variable quality, thickness and depth, it would be unlikely that the resource would be economically viable, and given the depth of overburden, prior extraction would be unlikely to be practicable or viable”. Taking these findings into account, we suggest the site should be awarded a score of ‘4’ against this criterion, rather than ‘2’.</p> <p>The site is given a score of ‘0’ for Protected Natural Features, without any detailed explanation as to why. The summary simply suggests that the site ‘partially or wholly comprises of one or more protected natural features’. The Ecological Assessment copied at Appendix 6 confirms that there are no statutory designated sites for nature conservation value within 2 km of the site (the closest is Chelmer Valley Riverside, 1.91 km from the site). There are 18 non-statutory sites within a 2 km search radius of the site, the closest being Daffy Wood, 0.23 km southeast. The only Protected Natural Features believed to be withing the site boundary are trees subject to TPO designations. On a site of this scale, this is not a significant constraint. Overall, the site’s baseline ecological value is low given the arable land use currently in place.</p> <p>The site has been given a score of ‘2’ for flood risk constraints because up to 25% of the land is within Flood Zone 3. Whilst some areas are within the flood zone where they adjoin local ditches and brooks, they are considered to be an opportunity to create green corridors, biodiversity, recreation and active travel infrastructure rather than a constraint. It may not be possible to score the site differently under the methodology that has been adopted, but this should not be seen as a reason to not allocate the site.</p> |           | <p>Mashbury Road,<br/>Chignal St James,<br/>Chelmsford,<br/>Essex</p> | <p>progresses to inform a detailed Minerals Resource Assessment as there is very limited information available for the area within the site boundary. The SHELAA score is therefore appropriate.</p> <p>There are 19 trees on/within the boundary protected under TPO/2004/045. This comprises one natural feature within the site justifying the score of 0.</p> <p>Part of the site being within flood Zone 3 presents a planning constraint. The assessment of the site via SHELAA concerns the existing situation not the planned one. The assessment output is accurate with the Criteria Note.</p> <p>The site contains small areas of contaminated land according to Councils environmental restrictions mapping that will require a check on ground conditions in these parts of the site. The SHELAA assessment</p> |

| Regulation 19 SHELAA Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Consultee        | SHELAA Ref | Response                                                                                                                   |
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| <p>The SHELAA suggests that ground treatment is expected to be required for part of the site, but it is unclear what evidence this is based on. The site is wholly greenfield land and is not known to be contaminated. Dandara contents that a score of '5' would be more accurate, to reflect that ground treatment is not expected to be required.</p> <p>If the minerals and ground conditions criteria were scored in accordance with Dandara's recommendation above, the site would score 80 against the SHELAA's site suitability criteria and be classified 'green'. Even if it is not rescored as such, the site is clearly suitable for development given the opportunities that are available to integrate, address and create opportunities out of site constraints as part of a comprehensive masterplanning strategy.</p> <p>The site is scored as 'yellow' for achievability because it is deemed to take more than five years to come forward. Given the scale of the development opportunity it presents, this is inevitable, but Dandara can confirm that it is immediately available for development and earlier phases could come forward within five years due its location of on the edge of the existing urban area, reducing the amount of infrastructure that would be required before development commences compared. Dandara would be willing to work with the Council and other stakeholders to bring forward now if allocated in the final version of the draft Local Plan, to help boost housing supply, build a more resilient Plan and deliver a sustainable pattern of development for the long-term benefit of the City.</p> |                  |            | <p>is therefore correct to award the score of 3.</p> <p>The timescale for delivery has been updated to within 5 years.</p> |
| <p>The SHELAA identified the Site's yield of 2 units, which is substantially lower than the 181 co-living units (equivalent to 95 dwellings) that the submitted Full Application demonstrates could otherwise be acceptable</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Highgate Capital | 24SHELAA7  | <p>The yield is used as a guide only and is calculated from the assumptions in the Viability</p>                           |

| Regulation 19 SHELAA Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Consultee  | SHELAA Ref                                               | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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| <p>here. The rationale noted in the methodology is the low unit yield was assigned because the site was smaller than the 0.16 hectares size threshold. However, this fails to account for a development that comprises multiple floors (the existing building is equivalent to 5-6 storey residential storeys in metres).</p> <p>The Site is located within the City Centre and the Primary Shopping Area. The SHELAA methodology assumes therefore that the redevelopment of the site for co-living uses would result in the loss of established shops and services. The site has therefore scored a 0 in this respect. However, it was confirmed in the methodology that the SHELAA assessment does not differentiate between ground and upper floor uses meaning the proposed ground floor active frontages included within the proposed development were never considered. Equally, the site does currently not contribute or have any function towards the City centre. The site has no active frontages and provides no shops or services</p> <p>The eastern portion of the site lies within the green wedge – much of which is to remain as open space and enhanced public realm with the Proposed Development. Nonetheless, the SHELAA methodology highlights this as a ‘capped constraint’, with the entire site being assigned an Amber rating accordingly.</p> <p>Our view is the Site should be scored more highly against the SHELAA criteria and is compliant with national and local policy on the basis it (i) faces minimal constraints that cannot otherwise be overcome by good design; and (ii) is considered available, suitable and achievable for residential development. This should therefore be reflected in the draft</p> | PSQ25-5332 | Land And Building Adjacent 9 Springfield Road Chelmsford | <p>Study that supports the achievability element of the SHELAA. The actual number of dwellings that could be allocated or developed will be considered within the Local Plan Review or as part of a planning application.</p> <p>As the site has no active frontages and provides no shops or services the assessment has been amended.</p> <p>The score and capped constraint are correct as part of the site lies within the Green Wedge. This is consistent with the Criteria Note.</p> <p>An explanation of Capped Constraints is provided in the Criteria Note.</p> <p>The Criteria Note and methodology have been approved following consultation. The Planning Advisory Service have been involved in this process.</p> |

| Regulation 19 SHELAA Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Consultee                                        | SHELAA Ref                                                                                                   | Response                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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| <p>LP by way of the Site's allocation (as noted in Appendix A of these Representations).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                  |                                                                                                              | <p>The SHELAA helps the Council to gain an understanding of the potential developability of sites proposed for future development. It forms part of the evidence base for the preparation and review of the Local Plan and provides a guide to the potential strengths and weaknesses of sites.</p> <p>The SHELAA is not conducive to the outcome of planning applications.</p>                                                              |
| <p>Whilst the SHELAA has been further updated since our last (Regulation 18) submissions, (November 2024) we note that the two promoted Sites have again been only assessed individually, notwithstanding previous pre-application engagement with the Council by Wates on a combined Site proposal of the same scale and previous responses to the Local Plan, which demonstrate Wates's intended collaboration with Gladman to bring both sites forward as a single development, with resultant and significant scale benefits. This was set out in our previous Regulation 18 submissions by way of a Vision Document prepared by Mosaic, which is reproduced again at Appendix 1 of these submissions for reference. It is incumbent on the City Council to both evaluate Boreham as a sustainable growth option, as part of a further approach to the spatial strategy, and to assess the actual Site which is being promoted on Land to the East of Boreham in its proper development context, which is likely to produce an even higher assessment score than when the sites are only scored individually.</p> | <p>Wates Developments Limited<br/>PSQ25-5302</p> | <p>CFS52 (Wates) and CFS145 (Gladman)</p> <p>Briars Farm, Main Road, Boreham, Chelmsford, Essex, CM3 3AD</p> | <p>CFS52 (as amended by 21SHELAAamend4) and CFS145 (as amended by 21SHELAAamend55) have been assessed in accordance with the red line plans submitted with each SHELAA submission.</p> <p>Where the scores differ for both sites they have been checked. CFS145 has been reassessed to score 3 for Protected Natural Features as the TPOs are not within the site.</p> <p>CFS52 has a Neighbouring Site and whilst this can be mitigated</p> |

| Regulation 19 SHELAA Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Consultee | SHELAA Ref | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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| <p>In our Reg 18 responses we also had some concerns with regard to the scoring methodology in the SHELAA (Incorporating March 2024 Amendments) in terms of the consistency of approach taken in the Site Performance Summaries between the two sites. For example, the western (Gladman) land parcel (SHELAA Reference CFS 145) achieved an overall RAG Rating of 'Green', with a total score of 111. In comparison, the eastern parcel, controlled by Wates (SHELAA Reference CFS 52) scored 107, notwithstanding that both Sites are essentially as sustainable as each other.</p> <p>This flaw in the assessment appears to have been repeated for the Site CFS 52 in the November 2024 update, with a continued RAG rating of Amber, notwithstanding that the Site only scored 4 points less than Site CFS 145. However, as previously identified in our Regulation 18 submissions, under the relevant assessment criteria, it is stated in the SHELAA that sites scoring 80% or over will be given a RAG Rating of 'Green', with sites falling into the 40% to 79% category being classified as 'Amber.' In this regard, the total score for suitability on Site CFS52 remains at 84% in the November 2024 update. Accordingly, we again reiterate that the Wates Site should be scored overall as a 'Green' Site in terms of suitability for development and not as an 'Amber' site.</p> <p>These representations confirm that Wates is working in collaboration with Gladman to bring forward a new strategic, residential led, mixed-use, development, with the capacity to deliver up to a 1,000 new market and affordable homes, a new primary school and other public benefits, on land east of Boreham, comprising 43.058 ha, which incorporates SHELAA Site references CFS 52 and CFS 145.</p> |           |            | <p>it was capping the Site Suitability Score to Amber (as per the Criteria Note). This has now been amended to reflect that the site can be mitigated, and the suitability outcome is now Green.</p> <p>Otherwise, CFS145 performs slightly better on Proximity to Key Services. These measures have been checked and are correct as CFS145 within 800m walking distance of a school, shop and GP surgery whilst CFS52 is within 2KM walking distance of these services.</p> |

| Regulation 19 SHELAA Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Consultee                  | SHELAA Ref                                                                                      | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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| <p>As set out in detail within our Regulation 18 consultation response, it was recommended that site 19/SHELAA13 be re-scored to account for the proximity of the site to Chelmsford Garden Community. Although the total score of the Site has marginally improved with a total score of 92 rather than 89 as set out previously, it is not considered that our comments at Regulation 18 stage have been fully taken into account.</p> <p>The Site scored 0 out of 5 in respect of Public Transport, PROW and Cycling Connectivity and Proximity to key Services. As set out within our Regulation 18 response, this scoring does not take into account the delivery of Chelmsford Garden Community, which will substantially improve the connectivity of the Site in relation to all three of these categories. As shown on the CGC Movement and Access Parameter Plan, the proposed primary access travel route within the CGC is situated within 200 metres of the southern boundary of the Site, which will provide a new bus route. This bus route will in all likelihood be delivered prior to the commencement of development of the Site and therefore the score of the Site should be recategorised to 5 out of 5.</p> <p>In addition, it is proposed to provide a combined footpath/cycleway to the south of the Site as part of CGC which, as shown on figure 2 below, will directly connect to the Site.</p> <p>In respect of access to key services, the Site is also situated in very close proximity to the proposed local centre to be delivered within CGC Zone 2. It is also proposed that a new primary school and sports hub are delivered within Zone 2, in very close proximity to the Site. It is therefore considered that the Site should be recategorised to score 5 out of 5 under this criteria.</p> | Higgins Homes<br>PSQ25-365 | 19SHELAA13<br><br>Paddock Opposite Powers Farm, Cranham Road, Little Waltham, Chelmsford, Essex | <p>The SHELAA score has been re-assessed in relation to the nearest primary school in Little Waltham as 19SHELAA13 is more than 2km walking distance of facilities in Beaulieu.</p> <p>The site is scored accurately on walking distances from public transport and PROW/Cycle network currently.</p> <p>The score regarding minerals and waste is accurate currently and cannot consider a third-party strategy relating to another site.</p> <p>Higgins Homes should submit amendments through the website as advised in the Methodology if they wish to be linked to this SHELAA submission. This includes updating the developer/promoter/agent details.</p> |



| Regulation 19 SHELAA Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Consultee                   | SHELAA Ref                                                                        | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
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| Lastly, the Site scored 0 out of 5 on the basis that it is situated within a Mineral Safeguarding Area. Whilst this is acknowledged, the Adopted DFD for CGC has a clear strategy on the reuse of minerals, which could also include the Site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                             |                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p>In this section, we respond to the SHELAA's assessment of the site with reference to the significant amount of development that is or will soon be taking place near to the site, and explain why, in this context, the site would be a sustainable location for a new residential development. Transport and Accessibility. The accompanying Transport Representation explains that the site can be accessed safely, and is well served by public transport, being only a 12 minute walk to Beaulieu Park Station and to Beaulieu Rydes bus stop. Giving this context, there is no reason to restrict the site's development on public transport or accessibility grounds.</p> <p>The accompanying Heritage Report acknowledges that the site is near to the Grade II listed Bulls Lodge Farmhouse, and reasonably near to the Grade 1 listed Newhall School. The Heritage Report defines five aspects of heritage significance, and concludes that the site's development would have no impact on these aspects. The Report also notes that the broader setting of Bulls Lodge Farmhouse has been altered significantly by the construction of the A131 bypass and sports pitches to the site's east. In that context, there is no reason to restrict the site's development on heritage grounds.</p> <p>The SHELAA4 explains that the "Site is wholly or partially within an identified Minerals Consultation Area..." The Essex Minerals Local Plan (adopted July 2014) explains that: "Mineral Consultation Areas (MCAs) apply to the safeguarded site itself and extend for a distance of 250 metres outwards from the site boundary of each of these safeguarded sites. MCAs ensure that, should mineral extraction have</p> | Sean Culleton<br>PSQ25-1587 | <p>CFS207</p> <p>Land to the East of Bulls Lodge Farm, Generals Lane, Boreham</p> | <p>The public transport assessment within the SHELAA has now been updated to reflect the fact that the site is now within 400m walking distance of a bus stop / train station.</p> <p>The SHELAA Criteria Note sets out a score based on proximity to heritage assets. It is not a detailed heritage assessment.</p> <p>The site lies in a Minerals and Waste Consultation Area therefore the assessment score reflects the Criteria Note.</p> <p>The land is assessed in relation to agricultural classification as set out in the Criteria Note. The assessment does not extend to planning permissions.</p> <p>The site is in excess of 400m to all services. The score is correct according to the Criteria Note methodology.</p> |

| Regulation 19 SHELAA Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Consultee | SHELAA Ref | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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| <p>to take place within and up to the site boundary, that development proposed on adjacent land beyond the site boundary would not prevent or compromise the possibility of mineral resources being extracted in future from land within the site itself..." Policy S8 explains that local planning authorities should consult the minerals planning authority in relation to specified developments, and "Proposals which would unnecessarily sterilise mineral resources or conflict with the effective workings of permitted minerals development, Preferred or Reserve Mineral Site allocation shall be opposed." However, the fact that land immediately to the east is now proposed for sports pitches, and land to the south and west is being landscaped and kept free from built development as part of the wider planning of East Chelmsford means that any opportunity to extract minerals from the area is now lost. The site we propose is too small to be extracted for minerals in isolation. For these reasons, there is no reason to exclude the site from development on this basis.</p> <p>Similar to the above, the fact that the site is surrounded by land that now cannot be farmed as a result of permissions relating to East Chelmsford means that the site itself cannot be farmed. It is too small to be farmed in isolation. Therefore, there is no reason to exclude the site from development on this basis.</p> <p>There is a good level of accessibility to a wide range of facilities locally already, and the proposed development of the Hawthorn and Park Farm Village Centres will improve that provision further</p> <p>Community facilities - the site assessment explains that "Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility." It is not clear what existing facilities the</p> |           |            | <p>The site would yield more than 20 units and is therefore considered to add some strain on existing facilities as per the Criteria Note.</p> <p>The Criteria Note and Methodology have been approved following consultation. The Planning Advisory Service have been involved in this process.</p> <p>The SHELAA helps the Council to gain an understanding of the potential developability of sites proposed for future development. It forms part of the evidence base for the preparation and review of the Local Plan and provides a guide to the potential strengths and weaknesses of sites.</p> <p>The SHELAA is not conducive to the outcome of planning applications.</p> |

| Regulation 19 SHELAA Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Consultee                         | SHELAA Ref                                                                              | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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| development would put additional strain on, but Beaulieu Park already delivers good quality local community and the east of Chelmsford is subject to substantial additional development, with community facilities being delivered to support that development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                   |                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <p>Land Classification: Currently the site is assessed as being either Grade 1, 2 or 3 agricultural land. However, the site has not been subject to any specific intrusive surveys; thus, the Grade and quality of the land is not known. Regional indicative Natural England mapping appears to roughly identify the site as being within an urban area, with neighbouring land indicatively classified as Grade 3. Grade 3 is split into 3a and 3b, with only 3a being classed as Best and Most Versatile by the NPPF. MGH believe that this element of the SHELAA methodology is fundamentally flawed as there is no distinction between Grade 3a and 3b land. Given the above information it is unfair to score the site a 0 as the grade of the land is unknown and could well not be best and most versatile land. Furthermore, it is noted that the SHELAA appraisal states that the site is historic landfill, thus this may affect its quality for agricultural purposes.</p> <p>Ground Conditions: The SHELAA continues to score the site a 0 as in the Council's assessment 90% or more of the site could need ground treatment. It is not uncommon for treatment to be required as part of delivering a development. This would likely be a constraint that can be overcome relatively easily. To score the site 0 is not a fair reflection of the level of the potential constraint. Furthermore, this score is not based on publicly available site-specific evidence.</p> <p>PRoW and Cycling Connectivity: This appears to be a new category with a site scoring a 5 if is located within 100m to either a PRoW or the cycle network. If a site does not meet this criteria, it is scored a 0. MGH contend that a further score of 3 should be introduced to this scoring to</p> | Martin Grant<br>Homes<br>PS25-150 | CFS226<br><br>Field Rear of Telephone Exchange, Church Street, Great Baddow, Chelmsford | <p>The land classification has been updated. The site remains greenfield while being located in an urbanised land classification.</p> <p>Mapping records show the site is entirely an area of historic landfill. According to the Criteria Note for SHELAA, this score is an accurate reflection of the ground conditions and likelihood of further treatment being required.</p> <p>The site is not within 100m of either a PROW or cycle network so has been scored correctly in accordance with the Criteria Note</p> <p>The Criteria Note and Methodology have been approved following consultation. The Planning Advisory Service have been involved in this process.</p> |

| Regulation 19 SHELAA Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Consultee                                          | SHELAA Ref                                                                               | Response                                                                                                                                                                                                                                                                                                                                                                       |
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| capture those sites which are within 300m of the cycle network or PRow.                                                                                                                                                                                                                                                                                                                                                                                                          |                                                    |                                                                                          | <p>The SHELAA helps the Council to gain an understanding of the potential developability of sites proposed for future development. It forms part of the evidence base for the preparation and review of the Local Plan and provides a guide to the potential strengths and weaknesses of sites.</p> <p>The SHELAA is not conducive to the outcome of planning applications</p> |
| The scoring for the impact on listed buildings did not accurately reflect the site's limited impact. The council referenced Old Common Farmhouse (Grade II listed), nearly 500 meters from the site boundary, with views obstructed by fields, trees, and hedgerows. Given the negligible impact on this heritage asset, a more appropriate and favourable score should have been applied, but the council did not reconsider or amend it in the review.                         | Elteam Ltd / HGH<br>PSQ25-5466                     | 15SLAA34<br><br>Highwater Farm, Main Road, East Hanningfield, Chelmsford, Essex, CM3 8AH | The latest SHELAA score has been amended to recognise that there is a Grade II listed building nearby but not immediately adjacent to the site.                                                                                                                                                                                                                                |
| Conducted their own assessment with comparison outputs – see appendix 8. Arguing proximity to employment areas should score 5<br>‘There are several existing employment sites within and directly adjacent to the proposed development site. Notably, one of these is Whitbread Employment Centre, which is allocated in the extant local plan as an Existing Rural Employment Area (Policy S8). Alongside this existing employment allocation, the proposed masterplan includes | Strutt & Parker<br>Farms<br>PSQ25-5512/PSQ 25-5520 | 21SHELAA66<br><br>Field At Grid Reference 571030 215770, Hyde Hall                       | The site scores 5 in proximity to workplace. However, it scores 0 in a test of proximity to employment areas because the site takes up the entirety of the Whitbread employment                                                                                                                                                                                                |

| Regulation 19 SHELAA Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Consultee | SHELAA Ref                                    | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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| <p>circa. 10,000sqm of town centre uses which will generate further employment opportunities for residents of the settlement.</p> <p>Arguing strategic road access is relevant (n/a) and should be awarded 5 as 'The site is directly adjacent to the A131. The proposed development will have direct access on to the A131 and the CNEB'</p> <p>Arguing non-designated heritage assets should be 3 as whilst the site includes some non-designated heritage assets, these have been carefully and sensitively incorporated into the proposed masterplan and will not be harmed by the development</p> <p>Arguing minerals should be 4 as A small part of the site appears to fall within the Minerals Safeguarding Area. The part of the site which does fall within the mineral designation is largely covered by trees and so would be unlikely to be developed. Technical work will be undertaken to examine if the extraction of these mineral deposits is feasible and viable. If appropriate, the minerals could be extracted from the affected part of the site.</p> <p>Arguing neighbouring constraints should be 4 as the amenity of neighbouring properties can be carefully and sensitively protected, with generous set backs accommodated within the masterplan.</p> <p>Arguing proximity to key services should be 4 because as demonstrated by the masterplan, the proposed development includes the provision of a school/healthcare facility/place of worship/sports, leisure, or recreation facility. The development will thereby have good access to services and facilities</p> |           | <p>Lane, Great Waltham, Chelmsford, Essex</p> | <p>allocation and is proposed for a Mixed Use development.</p> <p>The site has scored a 5 on connectivity to a strategic road.</p> <p>The scoring of heritage is not indicative of the quality of the proposal simply the proximity to a constraint.</p> <p>More than 5 hectares of the site is within a Minerals Safeguarding Area. Therefore, it scores 2 in accordance with the Criteria Note and requires further assessment to be undertaken in the form of a Minerals Resource Assessment.</p> <p>The site runs adjacent to the A131, in line with the Criteria Note is a neighbouring constraint that cannot be mitigated.</p> <p>The SHELAA assessment considers current access to services, not those that could be provided on the site.</p> |

| Regulation 19 SHELAA Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Consultee | SHELAA Ref | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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| <p>Arguing community facilities should be 5 because the proposed development includes the provision of a school/healthcare facility/place of worship/sports, leisure, or recreation facility. The development thereby has the potential to relieve strain on existing facilities locally. Arguing land condition should be 5 because the masterplan confirms that existing uses within the site will be retained as part of the development.</p> <p>In light of the above, the Site's score should increase to 118, and the overall RAG score changed to 'Green'. However, nonetheless, the Site already scores better than many proposed allocations.</p> |           |            | <p>As the yield of the site is greater than 20 units the site is considered to put some additional strain on existing facilities as per the Criteria Note.</p> <p>Ground conditions for this site scores 5 which is the maximum.</p> <p>The Criteria Note and Methodology have been approved following consultation. The Planning Advisory Service have been involved in this process.</p> <p>The SHELAA helps the Council to gain an understanding of the potential developability of sites proposed for future development. It forms part of the evidence base for the preparation and review of the Local Plan and provides a guide to the potential strengths and weaknesses of sites.</p> <p>The SHELAA is not conducive to the outcome of planning application.</p> |

| Regulation 19 SHELAA Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Consultee                                     | SHELAA Ref                                                                       | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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| <p>We continue to <b>OBJECT</b> to the rejection of CFS143 for residential allocation on the basis that its designation as part of the Green Wedge is unjustified here, and the SHELAA's negative score of the Site should therefore not apply; and, irrespective of the CFS143's designation as Green Wedge, it is not considered that this should outweigh the benefits of CFS143, particularly when one considers its lack of contribution to the purposes of the Green Wedge, as discussed further within this representation. We therefore maintain that CFS143 should be reassessed having regard to its actual contribution to the Green Wedge through a fine grain assessment of land within the Green Wedge.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>Mr J Bolingbroke PSQ25-5524</p>            | <p>CFS143</p> <p>Land at Seven Ash Green</p>                                     | <p>Under current designation boundaries, this site is within the Green Wedge. This is a capped constraint within the SHELAA Criteria Note.</p>                                                                                                                                                                                                                                                                                                                                          |
| <p>It is important to recognise the size of the Site. Whilst the SHELAA notes the Site is adjacent to one or more designated / non-designated heritage assets, this does not undermine its overall suitability. There are listed buildings along the A131 and Longs Farmhouse is also listed (all Grade II). However, given the size of the Site, development can readily be accommodated without impinging on the setting of these.</p> <p>In respect of the Site being located within a Mineral Safeguarding Area, the extent of land submitted for the accommodation of a new settlement comprising 1,500 dwellings together with new supporting infrastructure is entirely outside of the Mineral Safeguarding Area.</p> <p>Turning to the loss of agricultural land, the Site is located within an area which Natural England's Agricultural Land Classification Map suggests is a mixture of Grade 2 and Grade 3. In this respect, it is similar to much of the greenfield land that surrounds Chelmsford. Whilst land to the south / south-west of the city is generally more Grade 3 and less Grade 2, this is designated as Green Belt and as such the NPPF does not allow for this to be allocated for development unless exceptional circumstances can be demonstrated.</p> | <p>Tritton Farming Partnership PSQ25-5679</p> | <p>21SHELAA65</p> <p>Land East Of Braintree Road, Little Waltham, Chelmsford</p> | <p>The heritage score is not a detailed assessment and simply scores on the proximity to heritage assets. The score within the SHELAA is correct.</p> <p>Over 5 hectares of the site submitted is within a mineral safeguarding area. This requires consultation with Essex County Council and the score in the SHELAA is correct.</p> <p>The site runs adjacent to the A131. This is considered under the Criteria Note for the SHELAA process as a constraint with no mitigation.</p> |



| Regulation 19 SHELAA Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Consultee | SHELAA Ref | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
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| <p>It is unclear what neighbouring constraints the SHELAA refers to in the context of the Site, but there are no known constraints to the Site's development that cannot be suitably mitigated.</p> <p>In relation to criticisms of the Site's lack of proximity to certain services and facilities, these are considered misplaced, given that the proposed development is intended to comprise a new community that will be accompanied by the provision of new services and facilities to serve future residents. Furthermore, other existing / planned services and facilities in both Great Leighs to the north, as well as North Chelmsford to the south, are accessible from the Site.</p> <p>The following smaller sites are available for development and deliverable within the next 5 years:</p> <ul style="list-style-type: none"> <li>• Land North West of Longlands Farm, Boreham Road, Great Leighs, Chelmsford (Three sites assessed together as SHELAA Reference: CFS120);</li> <li>• Livery Stables, Fulbourne Farm, Boreham Road, Great Leighs, Chelmsford, CM3 1PR (SHELAA Reference: 17SLAA22); and</li> <li>• Land South East of 36 Castle Close and North West of 42 Catherines Close, Great Leighs (SHELAA Reference: CFS195).</li> </ul> |           |            | <p>The SHELAA assessment is based on existing facilities. It does not factor in planned services.</p> <p>The council assesses all site submissions on an ongoing basis with mind to the timescale of delivery among a host of other factors.</p> <p>The Criteria Note and Methodology have been approved following consultation. The Planning Advisory Service have been involved in this process.</p> <p>The SHELAA helps the Council to gain an understanding of the potential developability of sites proposed for future development. It forms part of the evidence base for the preparation and review of the Local Plan and provides a guide to the potential strengths and weaknesses of sites.</p> |

| Regulation 19 SHELAA Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Consultee                                | SHELAA Ref                                                                                                                                                                                   | Response                                                                                                                                                                                                                                                                                                                                                                                                                  |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                          |                                                                                                                                                                                              | The SHELAA is not conducive to the outcome of planning applications.                                                                                                                                                                                                                                                                                                                                                      |
| <p>Site CFS9 was considered Green in terms of suitability and achievability and Yellow for availability. The Yellow availability rating is inaccurate and incorrect. The Site is within our control, as developers and promoters, and representations were made to the Council in June 2024 confirming this was the case, in addition to the pre application enquiry and meeting that was carried out in 2024. We consider the rating for the site to be incorrect and should be Green.</p> <p>We consider that the assessment of the land parcels seem to ignore the large new public transport hub that will be at Beaulieu Park Station, making the site incredibly accessible and bolster it's already sustainable location status. The new station will include a bus station, taxi rank and large cycle store facilities, a footbridge is also being installed and will provide pedestrian access to the new transport hub. By December 2025 (later this year), the site will become incredibly sustainable, meeting the City Council's aspirations and the Government's aim for sustainable development.</p> | This Land Ltd<br>PSQ25-5759              | <p>CFS9</p> <p>Land South East of the Lion Inn, Main Road, Boreham, Chelmsford, Essex) and</p> <p>CFS59</p> <p>Field Adjacent Lionfield Cottages, Main Road, Boreham, Chelmsford, Essex)</p> | <p>This Land Ltd should submit amendments through the website as advised in the Methodology if they wish to be linked to these SHELAA submissions. This includes updating the developer/promoter details. The sites have been assessed based on the SHELAA submission form.</p> <p>The SHELAA assessment is of existing infrastructure and services. Neither site is within 400m walking distance of the new station.</p> |
| <p>The Site also scored 4 out of 5 in respect to access to the strategic road network.</p> <p>The Site only scores below 3 in respect of four of the criteria: land classification; flood risk constraints; neighbouring constraints; and proximity to key services. Each of these merit consideration, in turn, below.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Taylor Wimpey Strategic Land<br>PS25-318 | <p>Challenge scores for 21SHELAA41 and SHELAA methodology</p> <p>Land Adjacent</p>                                                                                                           | The land classification scoring differentiates land with agricultural value to those without. It is valuable within the SHELAA methodology to score land that would not result in loss of agricultural land above land which would. The score of 0 is                                                                                                                                                                     |

| Regulation 19 SHELAA Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Consultee | SHELAA Ref                                                    | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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| <p>In respect of land classification, we note that the Site has been scored 0, despite the SHELAA acknowledging that the Agricultural Land Classification could be anything from 1 (excellent) to 3 (good to moderate). Given the assessment is unable to differentiate between such a range, we question the value of considering this as part of the 'scoring' of sites.</p> <p>Regarding flood risk constraints, this was raised in the representations (dated June 2024) made on behalf of TWSL at the Preferred Options stage of the new Local Plan. At paragraph 4.33 of these representations, it is confirmed that the residential and other proposed commercial and community uses for the Site can all be accommodated within Flood Zone 1 – land least at risk of flooding from tidal or fluvial sources. The representation made in respect of the proposed development of the Site on this issue does not appear to have been given any consideration in the latest SHELAA's assessment, which we noted was updated in November 2024.</p> <p>Turning to the criterion on neighbouring constraints, the SHELAA appraisal suggests there are unspecified neighbouring constraints with no potential for mitigation. TWSL questioned what this related to in their response to consultation on the previous iteration of the new Local Plan. As previously explained in response to consultation on the previous iteration of the new Local Plan, the only identified constraint within the locality of the Site is the gas compressor installation c.600m to the west. A Landscape Designations Plan that was submitted as an appendix to these previous representations confirmed the Site falls outside the hazardous substance site safeguarding zone for this installation. Notwithstanding this, and to further confirm the lack of constraint this installation</p> |           | <p>Reeds Spring, Roxwell Road, Writtle, Chelmsford, Essex</p> | <p>correct in accordance with the Criteria Note produced for the SHELAA process.</p> <p>The scoring relating to flooding is accurate to the submission of this site. Part of the site is located within flood zones 2&amp;3. The SHELAA assessment is related to the constraints to the site independent from the detail of a proposal or application that may mitigate them.</p> <p>As detailed in the Criteria Note for the SHELAA process, the site has a constraint without possibility for mitigation if it runs adjacent to a major road. In this case the road is the A1060/Roxwell Road.</p> <p>The SHELAA assessment is of the existing infrastructure and services. It does not take into account outstanding permissions or planned services. This is set out in the Criteria Note published alongside each assessment.</p> |

| Regulation 19 SHELAA Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Consultee | SHELAA Ref | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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| <p>poses to development of the Site, TWSL undertook noise and air quality assessments in June 2024.</p> <p>These demonstrated that noise levels and odour generated by the gas compressor installation will not adversely impact on the health and safety of potential future residents should the Site be developed for housing. The Council was provided with these assessments as appendices to TWSL's previous Local Plan representations, but again it is far from clear that this evidence has been appropriately considered as part of the plan-making process.</p> <p>We are not aware of any other potential neighbouring constraints that could render the Site unsuitable for development. We note that the National Grid Electricity Transmission (NGET) consultation on the Norwich to Tilbury Powerline Project in 2022, presented 'consultation corridors'. These corridors were designed to provide stakeholders with an understanding of the potential paths for the overhead lines and associated infrastructure proposed to be provided. The 'consultation corridor' presented for the part of the proposed route to the west of Chelmsford suggested the possibility of some conflict between the proposed transmission route and the Site. However, it should be noted that, firstly, a number of stakeholders maintain strong objections to the proposals (including, we understand, Chelmsford City Council); and, perhaps more importantly vis-à-vis the Site and the DLP, the proposals have subsequently been refined and there is now absolutely no suggestion of any potential conflict between the Site and the potential transmission route.</p> <p>The SHELAA suggests the Site performs poorly in terms of proximity to key services, stating that it "is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town</p> |           |            | <p>As detailed in the SHELAA Criteria Note, in assessing the Suitability of a site, if any part of the site certain criterion, the site's RAG rating will be capped at Red if the constraint is contrary with national policy, and Amber if the constraint goes against local policy. The purpose of this is to ensure that promoted sites that will not/cannot be compliant with national policy or Chelmsford's Local Plan policies are not identified as deliverable or developable sites. The explanation of the RAG rating further clarifies that a red rating is contrary to national policy and / or faces significant constraints or adverse impacts that cannot be mitigated. An amber rating score less well against the criteria or is contrary to local policy and faces moderate constraints that would require mitigation.</p> <p>The IIA assesses sites against the 14 IIA objectives so that the sustainability performance of the</p> |

| Regulation 19 SHELAA Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Consultee | SHELAA Ref | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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| <p>Centre". There are two points that we wish to raise in respect of this particular assessment.</p> <p>Firstly, the SHELAA does not appear to have taken appropriate account of next services and facilities that are being provided through new development on land immediately to the east of the Site, allocated in the current Development Plan. A masterplan has been approved by the Council on this adjacent site, which will provide the following in addition to c.800 new homes: a neighbourhood centre; primary school with co-located early years and childcare nursery; and sports pitches. Similarly, no account appears to have been taken of the potential for the Site itself to accommodate new services and facilities, as the Concept Masterplan demonstrates.</p> <p>Secondly, the SHELAA does not appear to have taken account of the findings of the Transport Sustainability and Access Appraisal previously provided to the Council alongside TWSL's representations at the Regulation 18 stage. As summarised at paragraph 4.36 of this appraisal, the Site is well-located to connect to the City. It is considered that the Site should have also been confirmed as being suitable for development through the SHELAA, and would have if information submitted as part of the plan-making process, at the previous consultation stage had been appropriately accounted for in the update to the SHELAA. When one considers all of the above it is clear that either a) the SHELAA needs to be updated and amended to reflect the above and the ability of mitigation measures to be delivered; or, if it is a case that mitigation measures are not considered within the SHELAA itself, b) a nuanced approach to the use of the SHELAA to inform plan-making must be undertaken.</p> |           |            | <p>sites can be compared directly to one another. It includes all the SHELAA sites but does not replicate the CCC SHELAA as it only considers the sustainability aspect of the assessment with the criteria /distance thresholds set out in Appendix M of the report. The purpose of this is to inform the development and assessment of alternative spatial strategy options.</p> <p>Where the sustainability aspects of the SHELAA relates to the IIA objectives it is set out in the Criteria Note. Responses to the <a href="#">Pre-Submission (Regulation 19) Integrated Impact Assessment – Feedback Report July 2025</a> have been published on the Local Plan Review website.</p> <p>The Criteria Note and Methodology have been approved following consultation. The Planning Advisory Service have been involved in this process.</p> <p>The SHELAA helps the Council to gain an understanding of the</p> |

| Regulation 19 SHELAA Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Consultee | SHELAA Ref | Response                                                                                                                                                                                                                                                                                                           |
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| <p>The SHELAA, this uses a scoring system, with sites rated out of 5 in respect of a number of suitability criteria. A total score is then attributed to each site based on this, and sites are rated as either:</p> <ul style="list-style-type: none"> <li>• red (is contrary to national policy and/or faces significant constraints or adverse impacts that cannot be mitigated);</li> <li>• orange (scores poorly against criteria, is contrary to local policy, and faces moderate constraints that would require mitigation);</li> <li>• yellow (scores well against criteria but has some characteristics contrary to local policy. Site faces minor constraints that would require mitigation. Site is considered developable); or</li> <li>• green (scores highly against criteria and demonstrates compliance with national and local policy. Site faces minimal constraints and is considered deliverable).</li> </ul> <p>The SHELAA Methodology states at paragraph 3.15 that the 'RAG' rating is "determined by their scores and compliance with national and local policy."</p> <p>Such an approach risks an overly simplistic approach, which seeks to quantify the suitability of sites against various objectives, and without considering whether certain objectives are more important than others. It certainly invites such an interpretation. Nevertheless, and notwithstanding the explanation of how the RAG ratings have been determined at paragraph 3.15 of the SHELAA methodology, there does not appear to be a direct relationship between the total overall score of the Site and its RAG rating. For example, site reference 21SHELAA41 scored a total of 100 by the SHELAA and was rated Amber. However, three sites (CFS102, CFS139, CFS181) achieved a lower total score, but were rated Yellow, i.e. the scoring suggested they were less deliverable, but the RAG rating suggested they were more deliverable.</p> |           |            | <p>potential developability of sites proposed for future development. It forms part of the evidence base for the preparation and review of the Local Plan and provides a guide to the potential strengths and weaknesses of sites.</p> <p>The SHELAA is not conducive to the outcome of planning applications.</p> |

| Regulation 19 SHELAA Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Consultee | SHELAA Ref | Response |
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| <p>Furthermore, it is unclear what the relationship is between the SHELAA total score and / or RAG rating, and with the decision as to whether to propose allocation of the Site in the DLP. For example, taking 21SHELAA41, this site achieved a total score of 100, was rated Amber, and is not proposed to be allocated. Site CFS83's SHELAA score totalled 84, was also rated Amber, but is proposed for allocation in the DLP. On one hand, it would be hopelessly simplistic to select or reject sites for allocation based on a scoring system such as that set out in the SHELAA. However, it does beg the questions as to what the purpose of providing the total score is; and, if the SHELAA is not being used to inform the selection / rejection of sites, what is? In respect of this last question, one could expect to find the answer to this in the IIA.</p> <p>The Site was assessed as part of the DLP IIA. A 'traffic light' scoring of the Site is presented in the IIA against multiple SA objectives, presented in Appendix M of the IIA. We note that this appraisal identifies a number of positives against various sustainability objectives. Where negative impacts are identified, these are largely as per those identified in the SHELAA. As discussed earlier, these can be largely be mitigated and / or are not as significant as the SHELAA implied. However, despite the Site's appraisal within the IIA, the IAA does not attempt to explain why the Site is rejected and alternatives have been selected.</p> <p>Powered by Objective Online 4.2 - page 4. Whilst it does seek to explain why the Site in conjunction with multiple others, including potential employment land, is not selected, this is of course different to considering the merits of the Site as a potential relatively modest extension to an existing Strategic Growth Site.</p> |           |            |          |



| Regulation 19 SHELAA Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Consultee                              | SHELAA Ref                                                                                        | Response                                                                                                                                                                                                                                     |
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| It should be recognised that issues pertaining to the Environmental Report and compliance with the SEA Regulations are not necessarily fatal to the emerging new Local Plan's prospects. Case law (see Cogent) confirms that defects in the SEA process can be addressed, even at a very late stage in the process. However, an important aspect of Cogent was that in re-visiting the SEA at a very late stage in the plan-making process in that case, the Council kept an open mind and the exercise was not simply an ex post facto one that sought to confirm a decision already taken, i.e. if the additional SEA work in respect of the DLP suggests changes, such as additional allocations, are required to the DLP, it will be important to incorporate these. |                                        |                                                                                                   |                                                                                                                                                                                                                                              |
| SHELAA does not explain the site scores. "We have not addressed the specific scores that we disagree with, but wish to reserve our ability to revisit the scores and provide additional information, at the appropriate time, to help the Council undertake a more accurate assessment of the site's potential. By not commenting at this stage, it does not mean that we agree with the results of the Council's SHELAA                                                                                                                                                                                                                                                                                                                                                 | M Scott Properties (1380250)           | 17SLAA016<br><br>Land North West Of The Spread Eagle, Main Road, Margaretting, Ingatestone, Essex | The SHELAA documents include a Non-technical summary, Methodology, Criteria Note, as well as site performance summaries. The Criteria Note provides comprehensive information about how sites are scored for each metric.                    |
| It is considered that the Little Boyton Hall Farm employment area has been consistently overscored in SHELAA's and other evidence base documents compared to the proposed Roxwell Quarry employment site which has been consistently underscored.<br><br>For example, the 2024 Powered by Objective Online 4.2 - page 2 SHELAA gives the site a maximum 5 score for 'Public Transport' (SHELAA reference 17SLAA27) and 4 for 'Strategic Road Access'.<br>2.2.5 In contrast, the proposed Roxwell Quarry employment site has                                                                                                                                                                                                                                              | Tarmac Trading Ltd/Heaton s PSQ25-6333 | 21SHELAA11<br><br>Novera Generation, Roxwell Quarry, Boyton Cross, Roxwell,                       | It would appear upon examination neither site is within 400m walking distance of a bus stop, so the scores have been adjusted accordingly for 17SLAA27 to correct this error.<br><br>21SHELAA11 has the same access to a primary road to the |

| Regulation 19 SHELAA Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Consultee | SHELAA Ref                                                                                                                                  | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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| <p>been consistently underscored. For example, the 2024 SHELAA gives the site 0 for 'Public Transport' and 0 for 'Strategic Road Access' (SHELAA reference 21SHELAA11), despite being close to the Little Boyton employment area and sharing many characteristics.</p> <p>The Roxwell Quarry site has been scored 0 on 'Ground Contamination Constraints' and 4 on 'Timescale for Delivery'. Tarmac can confirm that the site is available immediately and as the site has been appropriately restored ground treatment is not expected to be required. As a result, the Little Boyton Hall Farm employment area generally scores lower on the Council's SHELAA criteria whilst the proposed Roxwell Quarry site scores notably higher.</p> <p>Table 1 (see p.8 – 10 of Heatons rep) shows the SHELAA scores of sites Little Boyton Hall Farm Rural Employment Area, a strategic growth allocation for c.6,000sqm of B2/B8 floorspace, and the proposed Roxwell Quarry Former Plant site employment allocation for c. 14,000sqm of B2/B8 floorspace. 2.2.9 The ratings in bold have been changed from the SHELAA (the original score is in brackets) to demonstrate where Little Boyton Hall Farm has been overscored, and where the proposed Roxwell site has been underscored.</p> <p>It is considered that Little Boyton Hall Farm should score 0 in 'Public Transport' as it is greater than 400m from a public transport route, whilst the Roxwell site should be scored higher on the following factors:</p> <p>Strategic Road Access – The site has similar access to the A1060 as Little Boyton which was scored 4; the Roxwell site should also be scored 4.</p> |           | <p>Chelmsford, Essex, CM1 4LT</p> <p>(compared to 17SLAA27)<br/>Little Boyton Hall Farm, Boyton Hall Lane, Roxwell, Chelmsford, CM1 4LN</p> | <p>score for this criterion has been adjusted to 4.</p> <p>The Criteria Note applies the same assessment for all sites for ground condition constraints. It is a desk top exercise that uses the same mapping layers to compare all sites. This indicates that ground treatment is expected to be required on the whole of 21SHELAA11 so the score is accurate.</p> <p>The timescale for delivery is based on information submitted on the SHELAA submission form provided. 21SHELAA11 was identified to be available in years 5-10. This has now been amended.</p> <p>Aerial show approximately 50% of the site in non-agricultural use so the assessment for 21SHELAA11 has been updated accordingly.</p> |

| Regulation 19 SHELAA Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Consultee                                              | SHELAA Ref                                                          | Response                                                                                                                                            |
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| <p>Ground Condition Constraints – Tarmac has restored and remediated the site and confirms that ground treatment is not expected to be required. The site should therefore score 5.</p> <p>Timescale for Deliverability – Tarmac confirms the site is available up to 5 years and therefore should score 5.</p> <p>Land Classification – the site is restored but is non-agricultural greenfield and therefore should score 3.</p> <p>These changes mean the Roxwell site scores significantly higher than the Little Boyton site taken forward as an allocation. Using the Council's SHELAA classification and methodology, the Roxwell site should score 95 which is almost as high as a potential Rural Employment Area could score. Therefore, given the suitability of the site and its deliverability, it must be included as a proposed employment allocation in the Local Plan alongside Little Boyton.</p> |                                                        |                                                                     |                                                                                                                                                     |
| <p>CCC's Strategic Housing and Economic Land Availability Assessment (SHELAA) was updated in October 2024 where the whole 17.99ha site for 309 dwellings (based on standard typologies) achieved a 'green' rating for suitability (SHELAA reference CFS158). Whilst CODE recognise the positive outcome of the SHELAA does not guarantee the site will be allocated within the development plan, CODE notes that to be justified (in accordance with the tests of soundness), a plan must consider and compare all reasonable alternatives. The higher growth options in Bicknacre (including those on land west of Barbrook Way, Bicknacre) do not appear to have been assessed in the Integrated Impact Assessment (IIA) or elsewhere in the local plan evidence</p>                                                                                                                                              | <p>Welbeck Strategic Land V Limited<br/>psq25-3091</p> | <p>CFS158</p> <p>Land South of St Annes, Priory Road, Bicknacre</p> | <p>The SHELAA assessment relates to the red line submitted with 22SHELAAamend4. This same site area was subject to IIA assessment (Appendix M).</p> |

| Regulation 19 SHELAA Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Consultee                        | SHELAA Ref                                                            | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
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| base. The vision documents submitted previously remain valid and Welbeck Land emphasise that the site can accommodate a higher quantum of development of between 160-250 with a greater amount of benefits realised as part of the 250 dwelling scheme.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                  |                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p>The document is dated 27 Nov 24 but a review of the council website shows that no assessment was made in 2024 as shown on document 'Strategic Housing and Employment Land Availability Assessment (Shelaa) Autumn 2024 – List of omitted sites. 2. The site was omitted as it was considered a duplicate of an earlier assessment – reference CFS158. I have found reference to this document dating back to 2021 but it is unclear of the exact date of assessment and again, unclear if any of the points were rereviewed in 2024.</p> <p>A number of errors have been found on the Shelaa and confirmed by the council as incorrect.</p> <ul style="list-style-type: none"> <li>• Proximity to workplace has been given a 5. It has been confirmed that this score was given based on the location on East Hanningfield Industrial Estate which is 2.8km away. This needs to be downgraded</li> <li>• Vehicle access has been given a 5 on the basis that the strip of land can be used. But this has not been thoroughly investigated or proven by the land promoter. This needs to be downgraded or at least investigated before it can be given a value.</li> <li>• Archaeological Assets has been given a 5 but has not been investigated.</li> <li>• Minerals and Waste Constraints have been given a 5 but there is a known Mineral Safeguarding Area within the field. The original Shelaa did not include this field for proposed development, as shown in document 'Final Shelaa Mapping 2021' on the Chelmsford Council website.</li> </ul> | Alex<br>Murphy<br>PSQ25-<br>6478 | CFS158<br><br>Land South<br>of St Annes,<br>Priory Road,<br>Bicknacre | <p>If a SHELAA site has been reviewed and included in the assessment i.e. not omitted, it will have a Site Summary. CFS158 has a published Site Summary and the Map with the same reference shows the extent of the site boundary. 21SHELAA75 and 21SHELAA94 were a duplicate of CFS158 so omitted from the 2024 assessment in accordance with a request from the site developer.</p> <p>The scoring of proximity to workplaces is measured by walking routes. The public routes enable a much shorter distance to be achieved but as this is measuring just above the 2KM the score has been amended from 5 – 0.</p> <p>Any legal constraints are determined using details provided within the SHELAA</p> |

| Regulation 19 SHELAA Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Consultee | SHELAA Ref | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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| <ul style="list-style-type: none"> <li>• Flood risk constraints. This has been given a 5 but we have proof that the area floods and also, this score is not consistent with other Shelaas prepared in the same area. This should be investigated</li> <li>• Public transport has been given a 5 for being within 400m of a bus stop. This is a school bus stop only and cannot be considered public services. This needs to be downgraded.</li> </ul> <p>Since 2021 there have been significant changes to infrastructure and it is unclear if this has been reassessed in 2024.</p> <p>1. Since 2021, the local primary school has gone from 7 classes to 6 mixed year group classes, drastically reducing the number of available places at the school.</p> <p>2. The secondary school is only accessible via school bus. This is not free for everyone and is also almost full.</p> <p>3. Since 2021, the local doctors surgery has partnered with a surgery in SWF and is now taking many SWF patients. Considering the large development due to start in SWF it should be reviewed to determine if the local doctors can take any more patients</p> <p>4. It is hard to find any dentist within 30 minute drive that is taking on NHS patients.</p> <p>I would suggest in light of the proven errors that the council have agreed are incorrect and considering the changes to local facilities since the date the Shelaas was prepared, that this Shelaas be completely disregarded.</p> |           |            | <p>submission form.</p> <p>Supplementary information on this was published in the <a href="#">Appendix 4 of the Preferred Options Consultation Document You Said We Did Feedback Report February 2025</a> therefore the score remains unchanged.</p> <p>In accordance with the Criteria Note, the site has been assessed in relation to known archaeological sites, geological sites and monuments. The SHELAA is a desktop assessment, and no assets are shown on the mapping. The score is correct.</p> <p>An assessment has been undertaken on all SHELAA sites using updated Essex County Council minerals and waste GIS maps. CFS158 is not within a mineral safeguarding area or within any other constraints on this metric. The score of 5 is correct.</p> <p>The site has been assessed using up-to-date flood risk</p> |

| Regulation 19 SHELAA Comments                                                                                                                                                                                                                                                                                                                                                                                               | Consultee                  | SHELAA Ref                                                   | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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|                                                                                                                                                                                                                                                                                                                                                                                                                             |                            |                                                              | <p>maps. The site is not within flood zones 2 or 3 and therefore the score is correct. The site is a medium risk of surface water flooding; however, this is not a constraint that is assessed in SHELAA or considered a barrier to development as it can be managed through drainage design on-site.</p> <p>The score of public transport has been amended from 5 – 0 due to the proximity to a non-school bus stop being in excess of 400m walking distance.</p> <p>As stated in the SHELAA Criteria Note 2024, the assessment of the site in relation to key services is only with regards to proximity at this stage. Therefore, the score is up-to-date and correct.</p> |
| <p>There are many errors on the SHELAA document (Reference CFS158) in relation to accessibility, connectivity and infrastructure.</p> <p>Given that this document provides baseline data for an assessment regarding the viability of the site for development, it is very concerning that the infrastructure is being misrepresented in order to elevate its suitability, undermining the entire consultation process.</p> | Angela Heath<br>PSQ25-6480 | CFS158<br><br>Land South of St Annes, Priory Road, Bicknacre | The initial score of 5 for public transport for this site was an error. A school bus stop was mistaken for a public bus stop and has since been corrected.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

| Regulation 19 SHELAA Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Consultee | SHELAA Ref | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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| <p>An example is that the rating for Public Transport which was originally a '5' and stated that site is with a 400m walking distance of one or more services. This has been challenged and now changed to a 0.</p> <p>I would also question the accuracy of many of the other rankings. It states that there are no legal issues relating to the site, which is not correct given the uncertainty of the ownership of the main access point and the ransom strip, leading to indemnity insurance being taken out. The HM Land Registry Official Copy of Register of Title details a number of restrictions and a covenant on the land, including a restriction on disposal until 2041 and rights of access to the Gas and Water companies. The SHELAA document Reference CFS158 rates the Land Ownership and Legal Constraints as a 5. Welbeck Strategic Land have not referenced this despite claiming to have carried out extensive due diligence relating to such matters, in addition to the proposed point of access at the top of Barbrook Way, which is also unclear with regards to ownership</p> <p>It is not possible to walk to Chelmsford or South Woodham Ferrers Centres, as the distance is too great and there isn't a pavement or safe walking route to enable this unless you ramble across the countryside. The rating of 3 is misleading. As referenced in Note 1, the pavements are narrow in places and there are no pavements in parts.</p> <p>The rating of 5 for the proximity to an employment allocation is also misleading as there are very limited opportunities with a 2km distance and given how large the developable site is, namely 17.99 hectares, where the measurement taken from? If you do not know the village and are guided by this data, it is skewed to give a very different reality to that of a local resident.</p> |           |            | <p>Any legal constraints are determined using details provided within the SHELAA submission form.</p> <p>Supplementary information on this was published in the <a href="#">Appendix 4 of the Preferred Options Consultation Document You Said We Did Feedback Report February 2025</a> therefore the score remains unchanged</p> <p>The proximity to key services score of 3 measures the walking distance to the nearest GP, convenience store and school or; SWF or Chelmsford town centres. The site is within 800m of a GP and shop and between 800m-2km of the nearest school. This score of 3 is correct.</p> <p>The scoring of proximity to workplaces is measured by walking routes. The public routes enable a much shorter distance to be achieved but as this is measuring just above the 2KM the score has been amended from 5 – 0.</p> |



| Regulation 19 SHELAA Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Consultee | SHELAA Ref | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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| <p>The nearest Secondary School, The Sandon School, is approx 7.5km from my property by road. The WSP rating states that it is less than 1km, which is another inaccuracy.</p> <p>There is another inconsistency relating to Public Rights of Way (PROW) and Cycling Connectivity. The site to the West of Barbrook Way scored a '5' as it is within 100m walking distance to either a public right of way. Yet another site close by, SHELAA reference 15SLAA43 7 St Giles , Moor Hall Lane, scored a '0', when the sites are connected by the same road.</p> <p>I would urge a review of all the SHELAA and RAG ratings before any further decisions are made as there are multiple errors as stated above but other declarations are also questionable</p> <p>The Barbook site is within Flood Zone 1 and has therefore been given a rating of 5 on the SHELAA document, but this does factor in the flooding residents have experience and the surface water run-off onto a main road. The Environment Agency suggests that if there are drainage issues in Flood Zone 1 and the site is greater than one hectare, then a flood risk assessment needs to be made. The nearby proposed site of St Giles (SHELAA reference 15SLAA43) falls partially into Flood Zone 2, yet the distance between the two is not so great. I would ask that this is reassess given the drainage and surface-water issues I have referenced above</p> |           |            | <p>An Essex highways bridleway runs adjacent to the southeast corner of the site. This same bridleway does not pass adjacent to 15SLAA43.</p> <p>The errors stated in this representation have been either corrected or checked to ensure that the site is accurately assessed on SHELAA metrics. Remaining anomalies with the IIA will be reported at submission of the Local Plan.</p> <p>The site has been assessed using up-to-date flood risk maps. The site is not within flood zones 2 or 3 and therefore the score is correct. The site is a medium risk of surface water flooding; however, this is not a constraint that is assessed in SHELAA or considered a barrier to development as it can be managed through drainage design on site.</p> <p>The SHELAA helps the Council to gain an understanding of the</p> |

| Regulation 19 SHELAA Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Consultee                         | SHELAA Ref                                                   | Response                                                                                                                                                                                                                                                                                                                                                                                                            |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                   |                                                              | potential developability of sites proposed for future development. It forms part of the evidence base for the preparation and review of the Local Plan and provides a guide to the potential strengths and weaknesses of sites. The SHELAA is not conducive to the outcome of planning applications.                                                                                                                |
| <p>The SHELAA reference CFS158 is incorrect and should be reverted to Amber due to several inconsistencies.</p> <p>Firstly, there are discrepancies in the suitability criteria, particularly regarding the PROW (Public Right of Way) to the workplace. When compared to the site at St Giles, Bicknacre, there is a clear inconsistency—the St Giles SHELAA assigns a score of 0, whereas the Lane South of St Anne's Priory Road, Bicknacre is rated 5, despite the Lane West of Barbrook being even farther from any workplace than St Giles.</p> | Christine Brannigan<br>PSQ25-2633 | CFS158<br><br>Land South of St Annes, Priory Road, Bicknacre | <p>The scoring of proximity to workplaces is measured by walking routes. The public routes enable a much shorter distance to be achieved but as this is measuring just above the 2KM the score has been amended from 5 – 0.</p> <p>The PROW score has been checked and is correct. An Essex Highways bridleway runs along the southeast boundary of the site which does not extend to the St Giles SHELAA site.</p> |
| This is an opportunistic proposal that the SHELAA reference CF158 is littered with discrepancies.                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Eden Black                        | CFS158                                                       | See responses above that relate to representations that have                                                                                                                                                                                                                                                                                                                                                        |

| Regulation 19 SHELAA Comments                                                                                                                                                                                                                                               | Consultee                   | SHELAA Ref                                                   | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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|                                                                                                                                                                                                                                                                             | PSQ25-6064                  | Land South of St Annes, Priory Road, Bicknacre               | raised specific points of concern.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| SHELAA CRS158 Incorrect. Legal constraint. Why has the land owners legal team felt the need to take out an indemnity for the sliver of land? Public transport. No bus within 400m. Proximity to Key Service. There are no paths to walk on to get to South Woodham Ferrers. | Jane Brighton<br>PSQ25-6427 | CFS158<br><br>Land South of St Annes, Priory Road, Bicknacre | <p>Any legal constraints are determined using details provided within the SHELAA submission form. Supplementary information on this was published in the <a href="#">Appendix 4 of the Preferred Options Consultation Document You Said We Did Feedback Report February 2025</a> therefore the score remains unchanged</p> <p>The initial score of 5 for public transport for this site was an error. A school bus stop was mistaken for a public bus stop and has since been corrected.</p> <p>Proximity to key services refers to GP surgeries, convenience stores and schools or; distance to South Woodham Ferrers/ Chelmsford city/town centres. The site has been accurately scored for this metric.</p> |
| The East Hanningfield employment area which I have been assured is used by the planning office as the employment allocation is in fact                                                                                                                                      | Mandy Cogan                 | CFS158                                                       | The scoring of proximity to workplaces is measured by                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

| Regulation 19 SHELAA Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Consultee  | SHELAA Ref                                     | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
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| <p>approximately 2.8 km away from the site. It is therefore 0.8 km in excess of the 2 km walking distance that is required to receive a score of three or five on the Shellaa.</p> <p>15SLAA43 has received the correct score of zero for this criteria but is in fact slightly nearer than the full mentioned site. the SHELAA, reference number CFS158 is factually incorrect. Suitability Criteria: Proximity to the Workplace - this site is not within a 2km walking distance of an employment allocation. By the time that any potential residents on that site walk to the village centre, they will have been walking for more than 2km. The garden centre is a much further walk and again only provides limited employment opportunities. These workplaces do not warrant a score of 5!</p> <p>When compared to SHELAA site reference 15SLAA43, that score is zero, but it is in a similar location to the site CFS158.</p> <p>Public Transport - The planning office have conceded that that score is incorrect as there is not a bus stop at the bottom of Barbrook way we trust that this has been amended on the Shellaa.</p> <p>PROW and Cycling Connectivity - The score of five is incorrect for this criteria. There is no cycle network in the village. Again compared to SHELAA 15SLAA43 the numbers do not correlate as they gained a score of zero.</p> <p>Vehicle Access - a route does not exist enabling vehicle access into the site. The access is across a ransom strip of land and it is owned by someone other than the owner of the fields.</p> <p>Flood Risk Constraints - whilst the site is wholly within Flood Zone 1, it suffers from significant surface water flooding both in and around the</p> | PSQ25-6071 | Land South of St Annes, Priory Road, Bicknacre | <p>walking routes. The public routes enable a much shorter distance to be achieved but as this is measuring just above the 2KM the score has been amended from 5 – 0.</p> <p>The initial score of 5 for public transport for this site was an error. A school bus stop was mistaken for a public bus stop and has since been corrected.</p> <p>The PROW and cycle connectivity score is correct. An Essex Highways bridleway runs along the southeast boundary to the site but does not extend to 15SLAA43.</p> <p>Any legal constraints are determined using details provided within the SHELAA submission form. Supplementary information on this was published in the <a href="#">Appendix 4 of the Preferred Options Consultation Document You Said We Did Feedback Report February 2025</a> therefore the score remains unchanged</p> |

| Regulation 19 SHELAA Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Consultee | SHELAA Ref | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
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| <p>fields. The flooding comes from the impact of water displacement from the Sandon Brook as one of it's tributaries runs through the fields. Again the scoring does no match with site 15SLAA43 as they are in a similar area and the forementioned site is shown to be partially in flood zone two with a score of 4. This criterion does not warrant a score of 5!</p> <p>The suitability criteria listed as archaeological assets should not have a score of 5 because the assets are unknown as no assessments or surveys have been undertaken.</p> <p>Availability Criteria:<br/> Land Ownership - this land is not solely owned by a willing owner. As stated above, a different person owns the ransom strip where the site access is to be situated. Having looked at the register of title, title number EX461986. It is clear that there is a restriction on the sale of the land and also charges concerned with a water pipe and British gas access. This criterion does not warrant a score of 5!</p> <p>Land Condition - the land is not vacant as sheep are being grazed on it. The buildings on one of the other fields are currently being rented out. This criterion does not warrant a score of 5!</p> <p>Legal Constraints - this site does face known legal issues as the ransom strip is owned by someone else. Please refer to the bullet point of the land ownership. This criterion does not warrant a score of 5!</p> |           |            | <p>The site has been assessed using up-to-date flood risk maps. The site is not within flood zones 2 or 3 and therefore the score is correct. The site is a medium risk of surface water flooding; however, this is not a constraint that is assessed in SHELAA or considered a barrier to development as it can be managed through drainage design on site.</p> <p>In accordance with the 2024 SHELAA Criteria Note, the site has been assessed in relation to known archaeological sites, geological sites and monuments. The site has been scored in relation to this assessment. SHELAA is a desktop assessment.</p> <p>The condition of the land has been assessed in accordance with the 2024 SHELAA Criteria Note. The grazing of sheep or rental situation are not matters to be considered within the</p> |

| Regulation 19 SHELAA Comments | Consultee | SHELAA Ref | Response                                            |
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|                               |           |            | SHELAA assessment as outlined in the Criteria Note. |